

# City of Murfreesboro Third Program Year CAPER – 2012-13



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July 1, 2012 – June 30, 2013

Prepared by  
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The City of Murfreesboro does not discriminate on the basis of race, color, national origin, religion, sex, familial status or disability in the admission or access to, or treatment or employment in, its federally assisted programs or activities.

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has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's (HUD) regulations implementing Section 504 (24 CFR Part 8, dated June 2, 1988), Section 3 (24 CFR Part 135, dated October 23, 1973, Use of Small and Disadvantaged Businesses and Hiring Lower Income Residents of the Project Area), Equal Employment Opportunity Act of 1978 (In House Equal Employment Opportunity), Executive Order 11246, as amended by Executive Order 11375 (Equal Employment Opportunity on Federal Assisted Construction Contracts), Executive Order 11625 (Minority Entrepreneurship), Title VI of the Civil Rights Act of 1964, 49 CFR Part 21, dated June 18, 1970, and Title VIII of the Civil Rights Act of 1968 as amended by Fair Housing Amendment Act of 1988.



# City of Murfreesboro

## CAPER – 2012 -2013

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# City of Murfreesboro Third Program Year CAPER 2012-2013

## GENERAL

### Executive Summary

The City of Murfreesboro has been a CDBG entitlement city since 1984. Its CDBG funding for PY2012-13 was \$673,050, an increase of \$83,719 (12.4%) from PY2011-12. (See **PR01 – HUD Grants and Program Income, Attachments**, p. 50, and chart below for funding history.) The City received two Emergency Solution Grants from the Tennessee Housing Development Agency (THDA). The first was for \$75,000 with a term running October 1, 2012, through September 30, 2013; the second was for \$220,868 with a term running from March 1, 2013 through February 28, 2014. The City continued to administer two Neighborhood Stabilization Program (NSP) grants from THDA, one directly to the City and one the City administers on behalf of the Murfreesboro/Rutherford County Continuum of Care.

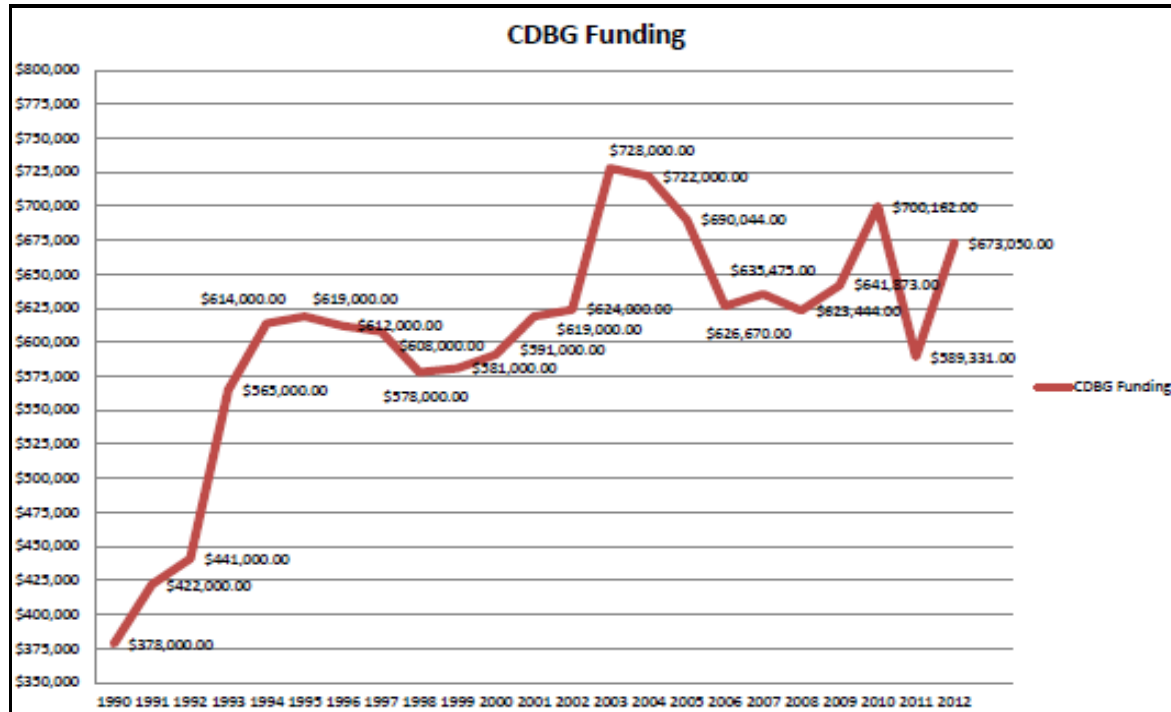
The City of Murfreesboro delegates programmatic responsibilities for administering these grants to its Community Development Department.

In 2010, the City adopted a five-year Consolidated Plan. This CAPER is the third of five annual reports issued to support that Consolidated Plan. The purpose of the CAPER is to inform the public how the City of Murfreesboro allocated the federal resources made available through the U.S. Department of Housing and Urban Development (HUD). This plan will also detail the City's use of ESG funds received from the State of Tennessee through THDA. Murfreesboro's Community Development Department and HUD use the information in the Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate efforts and measure how effectively the City employs HUD funding to meet the needs of residents, particularly those needs related to decent affordable housing and creating and sustaining a suitable living environment in all parts of the City.

The Community Development Department focused its work on three core programs in PY2012-13:

- Affordable Housing Assistance - no-interest loans of up to \$10,000 to assist income-eligible first-time home buyers with down payment and closing costs.
- Housing Rehabilitation - Forgivable loans to assist income-eligible homeowners with major repairs (including reconstruction), emergency repairs, tree removal and/or sewer connection fees.
- Public Service - grants of up to \$16,224 to nonprofit agencies and government organizations for projects that serve low- and moderate-income residents of Murfreesboro.

Additionally, in PY2012-13, CDBG funds were used to assist Habitat for Humanity purchase a vacant building lot in Census Tract 419.



**CDBG Funding 1990 - 2012**

## General Questions

### 1. Assessment of one-year goals and objectives

Murfreesboro's City Council has identified four building blocks to guide the City in fulfilling its mission:

- A focus on safe and livable neighborhoods
- Maintaining strong and sustainable financial and economic health
- The delivery of excellent services with a focus on customer service and efficiency
- Engage citizens in a sense of shared responsibility to the community

Because these building blocks are completely compatible with CDBG's statutory program goals dealing with decent housing, suitable living environment, expanded economic opportunities and citizen participation, they were adopted in the 2010-2015 Strategic Plan as the City's CDBG program goals.

- **A focus on safe and livable neighborhoods**

## Affordable Housing Program

**Affordable Housing Program** – The City offers no-interest loans of up to \$10,000 to income-eligible first-time home buyers. The loans may be used for closing costs and principal reduction. The home buyer is required to bring 1% of the purchase price to the transaction. The loan is due on the sale of the home. The goal was to serve 12 first-time home buyers; 11 households received CDBG assistance.

**Housing Rehabilitation Program** – The City offers a number of services to income-eligible homeowners including home rehabilitation (up to \$25,000) and reconstruction (up to \$89,000), emergency repairs (up to \$5,000 for very-low income households), sewer tap connection fee assistance (up to \$3,600) and tree removal (up to \$1,000). Depending on the service, funds provided are one-, five- or 15-year forgivable loans, or a grant in the case of emergency repairs.

The goal was to serve 12 households by rehabilitating or reconstructing their homes or providing other program services. Twelve completed projects and one project under contract at year's end received assistance using CDBG funds. Five homes were rehabilitated; two homes were reconstructed; one household received emergency repair assistance; one household received sewer tap assistance; and three households received tree removal assistance. One reconstruction project was under contract and remained open at year's end.

**Housing Programs – Households Assisted – PY2012-13**

Program/Funding Source	Project Completed	Project Open	Households Assisted
Down Payment Assistance	11		11
Housing Rehab	12	1	13
<b>Total Households Assisted</b>	<b>23</b>	<b>1</b>	<b>24</b>

## Acquisition

Funds (\$26,000) were allocated to assist Rutherford County Habitat for Humanity with the purchase of a vacant lot for building a single-family residence. The actual expenditure was \$25,000. The home built on the lot acquired was occupied by year's end.

## Public Service Grants

CDBG rules allow up to 15% of the annual grant and 15% of program income from the previous year to be used for public service grants. The Community Development Department provided public service grants to 13 agencies which used the money to promote the national objectives and expended 14.31% of the funds available for public service activities. Agencies reported that 6,215 residents of the city received services.

**Exchange Club Center for the Prevention of Child Abuse** - \$7,500 – For the first half of the year, this grant helped fund a staff position for the Center's court-ordered

supervised visits program. The Scope of Work was amended mid-year to assist covering a staff position working with the agency's Positive Parenting program. The grant allowed the agency to serve 319 persons.

**St. Clair Street Senior Center** - \$6,000 – This grant helped fund the Center's Adult Day Care Program. The program provides a suitable environment for individuals 60 and older who have cognitive, mental or physical impairments. The grant helped the Center bridge the gap between user fees, which are nominal, and the actual cost to provide the service. The grant allowed the agency to serve 17 seniors.

**Primary Care & HOPE Clinic** - \$16,224 – This grant has allowed the subrecipient to expand health care clinic services at Franklin Heights, a Murfreesboro Housing Authority facility, from one day to two days a week. The grant allowed the agency to serve 268 patients.

**Read to Succeed** - \$7,500 – This grant helped fund the "Literacy Matters to Patterson" program which is focused on the Patterson Park community in Census Tract 419. A recent community needs assessment done for the United Way of Rutherford County identified adult literacy as a key need in the community. The program raises the awareness of parents and families about reading, provides community-based activities to engage children as readers and assists adults wanting to address personal literacy and educational concerns. The City's funding helped pay salary and benefits for a program coordinator. Habitat for Humanity and Murfreesboro Parks and Recreation are partners in the project. Total population in service area is 815.

**Dominion Financial Management** - \$7,500 – This grant continued to fund a financial literacy program in collaboration with other agencies and organizations in the Franklin Heights Coalition. The program included both group sessions and one-on-one counseling. The grant allowed the agency to serve 41 persons.

**Boys & Girls Club of Murfreesboro** - \$7,500 – This grant helped offset the salaries of staff members assigned to Triple Play, a project designed to address the problem of childhood obesity. The grant allowed the agency to serve 300 children.

**Mid-Cumberland Human Resource Agency** - \$8,000 – This grant helped the agency's Youth Can! program provide supportive services for dropout prevention to youth aged 16-21. Many of the services provided not only serve to keep recipients in school, but prevent homelessness, as well. The grant allowed the agency to serve 51 persons.

**Nurses for Newborns** - \$7,500 – This grant assisted Nurses for Newborns provide in-home services to at-risk families with medically fragile infants. In addition to nursing services, counseling and education/referral services, the visiting nurses made sure families were equipped with basic infant care items. The grant allowed the agency to serve 28 persons. The agency submitted invoices for \$3,595.

**Domestic Violence** - \$7,500 – This grant helped Domestic Violence hire a part-time family advocate who assisted victims of domestic violence by providing enhanced support services such as child care, transportation and additional case management so that clients are able to fully participate in established community resources. Some funds were also used to pay for child care, transportation and related expenses. The grant allowed the agency to assist 68 persons.



**Murfreesboro City Schools** - \$12,000 – This grant allowed the Murfreesboro City Schools and the Franklin Heights Coalition to hire a Coordinator of Resources for the Franklin Heights Family Resource Center. The Coordinator helped ensure effective access to and delivery of services to Franklin Heights residents. The salary and related costs were split by the subrecipient, Murfreesboro Housing Authority and the City using CDBG funds. The grant allowed the agency to serve 3,822 persons.

**The Journey Home** - \$5,000 – This grant helped fund the salary of a part-time employee to help coordinate the efforts of volunteers in the agency's Outreach Center Clothes Closet and hygiene project. The agency serves a hot meal to the homeless and other agency clients five days a week and also provides laundry and shower facilities at its outreach center. The grant allowed the agency to serve 1,239 persons.

**Big Brothers Big Sisters of Rutherford County** – \$7,500 – This grant helped fund staffing for the Amachi program providing one-on-one mentoring to children with an incarcerated parent. The grant allowed the agency to serve 31 persons.

**Doors of Hope** - \$5,000 – This grant will allow the agency to establish an emergency housing fund to assist women exiting the Rutherford County Adult Detention Center. Funds will be used to assist with first-month rent, and/or security deposits for rent or utilities. According to the agency, housing is a significant obstacle for clients re-entering the non-inmate population and this funding will help these clients transition to a sustainable housing situation. The grant allowed the agency to serve 31 persons.

- **Maintaining strong and sustainable financial and economic health**

#### **Microenterprise Loan Program**

One vendor provided microenterprise technical assistance to one microenterprise program borrower.

#### **Financial Counseling**

Participants in the rehabilitation and reconstruction phases of the Housing Rehabilitation Program are required to receive a minimum of three hours of counseling. These sessions, which are conducted by Dominion Financial Management, include guidance on budgeting and financial literacy. Dominion also has a CDBG Public Service Grant to conduct financial literacy program in collaboration with other agencies and organizations in the Franklin Heights Coalition. All participants in the Affordable Housing Program are required to participate in a HUD-approved homebuyer counseling program.

- **The delivery of excellent services with a focus on customer service and efficiency**

The Community Development Department is committed to fulfilling this obligation to the residents of Murfreesboro. Part of meeting this obligation is a commitment to professional development so that all facets of the program are continually under review and improved as needed. Both full-time employees in the department participated in professional development opportunities offered by HUD, THDA and the National Community Development Association. Department personnel also participated in City-sponsored customer service programs.

- **Civic Engagement**

The Community Development Department conducted two public hearings in support of the 2012-13 Action Plan. Both events were publicized through the local media, the City web site and City TV.

The Community Development Department continues to utilize the City web site to publicize all of its programs. Information brochures for the department's core programs are available, as are policy and procedure manuals for each program.

City TV regularly features Community Development Department projects and programs through *In the City* programming. Two documentaries covering the work of the Department are in regular rotation and are also available for viewing on YouTube.

Community Development Department staff members are consulted regularly by reporters from both Murfreesboro newspapers to discuss issues such as housing, fair housing and homelessness.

**2. Describe the manner in which the recipient would change its program as a result of its experiences.**

Emphasis on on-site subrecipient monitoring (See p. 16 for details) during PY2012-13, especially for inexperienced subrecipients, has led to better targeting of technical assistance which will pay off in PY2013-14 with two new subrecipients and the return of a previous subrecipient.

**3. Affirmatively Furthering Fair Housing:**

See FAIR HOUSING, pp. 41-44.

**4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.**

For a number of years, the City has used CDBG funds to help provide elder daycare at St. Clair Street Senior Center. Space available for elder daycare at the Center is limited and the program has a waiting list. Because of that underserved need, the City was pleased when a relatively new program, Elders First, submitted an application for public service grant funding for PY2008-09. Because of other demands on available public service dollars, the City was unable to fund Elders First in PY2012-13. Both programs will be funded in PY2013-14, but the need remains underserved.

Affordable housing for seniors is an underserved need. The City has actively supported a LIHTC application from Vantage Development to construct and manage

60 units of senior housing. THDA approved the application and the developer expects to complete construction in December 2013.

## 5. Leveraging Resources

### a. Identify progress in obtaining "other" public and private resources to address needs.

In terms of obtaining "other" resources to address needs, the City of Murfreesboro continued to lead by example in PY2012-13.

Throughout the history of the Housing Rehabilitation Program, demolition had been one of the expenses included in the cost of reconstruction projects, adding anywhere from \$3,000 to \$8,000. The City decided putting this money into the house is a far better investment than burying it in a landfill.

Rather than include demolition in the contract, the City Street Department demolishes each of the houses, the Solid Waste Department hauls the debris to the Rutherford County Landfill for disposal. The City does not charge the project for the demolition and hauling and the County accepts the debris without charge. This was the procedure used for both reconstruction projects completed in PY2012-13. The City also waives demolition permit fees and Board of Zoning Appeals fees for CDBG projects when variances are needed.

### b. How Federal resources from HUD leveraged other public and private resources.

All 13 of the PY2012-13 Public Service Grant subrecipients were required to provide a dollar-for-dollar match using cash, contributions from other sources, staff time or volunteer time.

### c. How matching requirements were satisfied.

Public Service Grants	Source of Leverage
Exchange Club Center	Agency operating funds
St. Clair Street Senior Center	Agency operating funds
Boys & Girls Club of Murfreesboro	Agency operating funds
Read to Succeed	Volunteer hours for tutors; Staff hours from MTSU and United Way; Cash and in-kind contributions from Rutherford County Chamber of Commerce and other businesses
Dominion Financial Management	Agency operating funds
Primary Care & HOPE Clinic	Agency operating funds
Doors of Hope	Agency operating funds
Mid-Cumberland Human Resource Agency	Agency operating funds
Murfreesboro City Schools – Franklin Heights	Agency operating funds; Murfreesboro Housing Authority operating funds; Volunteer hours from Franklin Heights coalition members

Nurses for Newborns	Agency operating funds
Domestic Violence Program	Agency operating funds; volunteer hours
Big Brothers Big Sisters	Agency operating funds
The Journey Home	Agency operating funds

## Managing the Process

### 1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

This CAPER covers the third program year of the 2010-15 Consolidated Plan. The Third Program Year Action Plan 2012-2013 was approved by HUD as consistent with the Consolidated Plan.

The Community Development Department is the lead agency for most programs covered in the City of Murfreesboro's Consolidated Plan. Public housing and Section 8 programs are administered by the Murfreesboro Housing Authority. The Community Development Department Director is the Mayor's appointee to the Murfreesboro/Rutherford County Homeless Task Force Executive Committee. The task force is the primary decision making body for the Murfreesboro/Rutherford County Continuum of Care. Murfreesboro Housing Authority is the lead entity for Continuum of Care housing grant applications.

The Third Program Year Action Plan was the result of input from many organizations, agencies and individuals including, but not limited to, United Way of Rutherford County, Rutherford County Chamber of Commerce, Middle Tennessee State University, Murfreesboro Housing Authority, Murfreesboro City Schools, Rutherford County Health Department, the Rutherford County Drug Court, Community Anti-Drug Coalition of Rutherford County (CADCOR), Murfreesboro Police Department, Murfreesboro Parks and Recreation Department, Murfreesboro/Rutherford County Homeless Task Force and its member agencies, and the Tennessee Fair Housing Council.

In PY2006-07, the City awarded Public Service Grants to two nonprofit agencies and the City's senior center. This list expanded to seven in PY2007-08, 10 in PY2008-09, 12 in PY2009-10 and 13 in PY2011-12 and PY2012-13. The Community Development Grant Coordinator works closely with each of the agencies to provide technical assistance and monitoring.

The City contracted for a new Analysis of Impediments for Fair Housing Choice and the document was delivered to the City in the last quarter of PY2009-10. The City began implementing the consultant's suggestions beginning in PY2010-11 and continues to do so.

Satisfactory compliance with program requirements means having a well-trained staff and staff development is a City priority. To that end, the Community Development Department's two full-time staff members participated in training opportunities offered by HUD's Knoxville Office of Community Planning and Development, Tennessee Housing Development Agency and the National Community Development Association.

## Citizen Participation

### 1. Provide a summary of citizen comments.

Any comments received from the public during the public comment period for this CAPER will be included in the Attachments section. The City conducted two public hearings in support of the Third Year Action Plan and received no written comments.

### 2. The performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. (See also PR 23 and PR 26 in the Attachment section of this report.)

#### BREAKDOWN OF THE CDBG FORMULA GRANT FUNDS AVAILABLE

CDBG Entitlement Grant	\$	673,050.00
Unexpended from previous year	\$	109,062.37
Program Income	\$	15,266.18
<b>Total CDBG funds available</b>	<b>\$</b>	<b>797,378.55</b>

#### BREAKDOWN OF THE CDBG FORMULA GRANT FUNDS SPENT

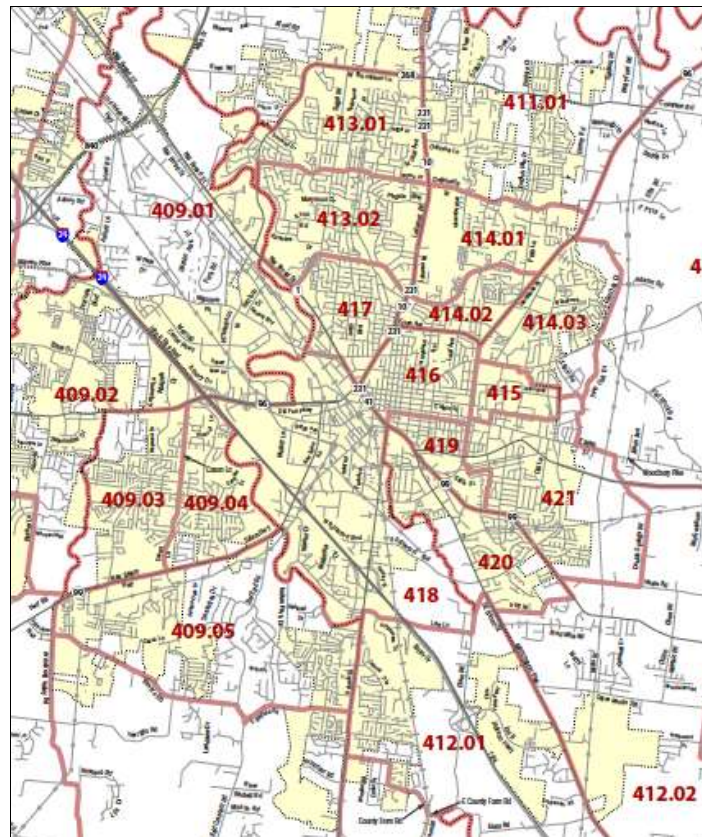
ACTIVITY		FUNDS EXPENDED
<b>AFFORDABLE HOUSING</b>		
Down Payment Assistance	\$	142,887.22
Housing Rehabilitation	\$	284,377.63
<b>Total – Affordable Housing</b>	<b>\$</b>	<b>427,264.85</b>
<b>LIVING ENVIRONMENT</b>		
<b>Public Service Grants</b>		
Big Brothers Big Sisters	\$	7,500.00
Boys & Girls Club of Murfreesboro	\$	7,500.00
Domestic Violence Program	\$	7,500.00
Dominion Financial Management	\$	7,500.00
Doors of Hope	\$	5,000.00
Exchange Club Center	\$	7,500.00
Journey Home	\$	5,000.00
Mid-Cumberland Human Resource Agency	\$	8,000.00
Murfreesboro City Schools – Franklin Heights	\$	12,000.00
Nurses for Newborns	\$	3,595.00
Primary Care & HOPE Clinic	\$	16,224.00
Read to Succeed	\$	7,500.00
St. Clair Street Senior Center	\$	6,000.00
<b>Total – Public Service</b>	<b>\$</b>	<b>100,819.00</b>

<b>Other Activities</b>	
Microenterprise Technical Assistance	\$ 3,009.41
Acquisition	\$ 25,000.00
<b>Total – Other Activities</b>	<b>\$ 28,009.41</b>
<b>ADMINISTRATIVE EXPENSES</b>	
General Administration	\$ 129,245.39
Tennessee Fair Housing Conference	\$ 960.00
<b>Total - Administrative Expenses</b>	<b>\$ 130,205.39</b>
<b>Total Formula Grant Expenditures</b>	<b>\$ 686,298.65</b>

#### BREAKDOWN OF CDBG PUBLIC SERVICE FUNDS

CDBG Funds Available	\$ 105,644.15
CDBG Funds Committed	\$ 104,724.00
CDBG Funds Expended	\$ 100,819.00

Assistance using CDBG funds was available throughout the City of Murfreesboro, but expenditures for PY2012-13 were concentrated in Census Tracts 416, 417, 419, 420 and 421. Tracts 416 and 419 are Qualified Census Tracts.



Source: U.S. Census Bureau

#### 2010 Murfreesboro Census Tracts



## **Institutional Structure**

### **1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.**

The City of Murfreesboro, through its Community Development Department, was the lead agency for implementing the PY2012-13 Third Year Action Plan.

The Department works closely with every department in City government, particularly the Building & Codes, Streets, Solid Waste, Urban Environment and Communications departments.

The Department partnered with the Murfreesboro Housing Authority on several projects, including CADCOR, MHA's Self-Sufficiency Council and the Franklin Heights Coalition.

The Department is a member of the Murfreesboro/Rutherford County Homeless Task Force, the primary decision making body for the Murfreesboro/Rutherford County Continuum of Care. The Community Development Director serves as the City's representative on the task force Executive Committee. More than 40 nonprofit and other agencies are active Task Force/Continuum of Care participants.

The Department administered two Emergency Solutions Grant awards through the Tennessee Housing Development Agency during the program year. The first, for \$75,000, was awarded to the City through a competitive process and covered the period October 1, 2012 through September 30, 2013. Three agencies used these funds from THDA's Federal FY2011 ESG allocation for homelessness prevention and rapid re-housing. The City received \$220,868 from THDA's Federal FY2012 ESG allocation. Nine agencies received funding to assist with shelter operations, street outreach, homelessness prevention, rapid re-housing and Homeless Management Information System (HMIS) administrative expenses. The grant term is March 1, 2013 through February 28, 2014.

The Department continued its relationship with Rutherford County Habitat for Humanity, the local chapter of Habitat International. The City used CDBG funds (\$25,000) to acquire a vacant lot that was used by Habitat for constructing a single-family residence. The City also provides demolition services to Habitat at no charge.

The Department works closely with United Way of Rutherford County. The Community Development Director and Grant Coordinator serve on the board of the Emergency Food and Shelter Program administered by the United Way. EFSP funding comes from the Department of Homeland Security through the Federal Emergency Management Agency (FEMA) and is administered locally by the United Way.

The Department has several partnerships with Middle Tennessee State University. The Center for Historic Preservation serves as a consultant on reconstruction projects paid for with CDBG funds. The Center reviews building plans and suggests changes as appropriate so the new structures will be historically sensitive to the neighborhood in which they are built. The City worked with the university's Tennessee Lead Elimination Action Program (TN LEAP) to promote lead-safe work practice education for contractors and to provide educational materials to home owners and prospective homeowners.

## **Monitoring**

### **1. Describe how and the frequency with which you monitored your activities.**

The Community Development Department is responsible for monitoring the progress of strategies, performance measurements and outcomes stated in the Consolidated Plan. The City Tax Department works closely with Community Development personnel to insure financial transparency. The City's outside auditor reviews Department financial activities.

As the City has expanded its commitment to nonprofit agencies serving low-income residents, the need to provide technical assistance and for monitoring has grown. The Grant Coordinator is responsible for subrecipient monitoring. The City's plan is to field monitor at least four subrecipients each year and desk monitor those who are not visited in the field. Field visits were made to 10 agencies during PY2012-13. During monitoring visits, particular attention is paid to how each agency determines participant eligibility and to how well each agency is adhering to contract requirements such as having a written procurement policy and other accounting standards. Desk monitoring was conducted for the three subrecipients not visited with particular attention to proper documentation of invoices for payment.

Technical assistance is provided to individual subrecipients throughout the year and a workshop for subrecipients was conducted in June.

Through a Neighborhood Stabilization Program grant from THDA to the Murfreesboro/Rutherford County Continuum of Care and administered on the Continuum's behalf by the City, eight vacant foreclosed-upon homes were purchased, rehabbed and ownership transferred to approved non-profit agencies in PY2009-10 and PY2010-11. The agencies operate the homes as permanent rental. Their tenants must be very low income ( $\leq 50\%$  AMI). The City monitors these properties, including site visits to the properties, on a quarterly basis.

### **2. Describe the results of your monitoring including any improvements.**

No findings or concerns were identified during monitoring. The Grant Coordinator was able to offer technical assistance to help agency staff better administer the CDBG portion of their operations.

### **3. Self-Evaluation**

#### **a. Describe the effect programs have in solving neighborhood and community problems.**

In general CDBG-funded programs, whether offered by the grantee or its subrecipients, are well received in the community. The Community Development Department has increased the visibility of its programs by working closely with City TV (the City's government access cable department), the City web master, and both local newspapers. All of these avenues produce inquiries from prospective clients for the housing rehab and affordable housing programs.



In PY2010-11, City Channel 3 produced a documentary telling the story of the Housing Rehabilitation. The documentary was inserted in the programming rotation and continued to run regularly throughout PY2012-13. The documentary and one completed in 2009 are archived on the City web site and on You Tube.

As a result of the self-evaluation process since 2006, the City decided to broaden the scope of its public service grants, serving more agencies providing a more diverse selection of activities. Thirteen nonprofit agencies received contracts for PY2012-13, up from three in PY2006-07. Four of the projects concentrate on providing services to public housing residents of the Franklin Heights complex in Census Tract 418. One project concentrates on providing literacy services to the Maney-Patterson neighborhood in Census Tract 419.

**b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.**

All of the public service activities funded in PY2012-13 addressed a non-housing need identified as high priority or medium priority in the 2010-2015 Consolidated Plan.

**c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low- and moderate-income persons.**

Murfreesboro's Community Development Department programs support either decent housing or maintaining a suitable living environment. Because of the City's CDBG-funded housing programs, 23 income-eligible families are now residing in homes because of assistance with down payment and closing costs, or homes that were improved because of assistance from the Housing Rehabilitation Program. The Department also provided technical assistance to two micro-enterprise program participants.

**d. Indicate any activities falling behind schedule.**

The City has no activities falling behind schedule.

**e. Describe how activities and strategies made an impact on identified needs.**

The 13 projects funded through Public Service grants to subrecipients were chosen with the needs identified in the Consolidated Plan in mind with an emphasis on direct services to the income-eligible residents of Murfreesboro. These include health services, educational opportunities, financial literacy and services for both the elderly and youth.

**f. Identify indicators that would best describe the results.**

Eleven of the 13 subrecipients submitted applications for grant renewal. After evaluating activities conducted and results achieved by each, all 11 subrecipients were renewed for PY2013-14.

**g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.**

Murfreesboro is one of the largest cities in the nation that is not a HOME participating jurisdiction. Unless the HOME formula is radically changed, it is unlikely Murfreesboro will ever be a HOME PJ. A major factor in the HOME formula is homes built in 1940 or before. The city's population in 1940 was 9,495

In PY2010-11, the City was the recipient of a \$300,000 HOME grant from Tennessee Housing Development Agency which helped supplement the impact of the housing rehabilitation budget. This grant was zeroed out in PY2011-12 and no HOME funds are expected to be available in PY2013-14. THDA monitored Murfreesboro's 2010 HOME grant in July 2013. (See **Attachments**, pp. 91, for a copy of the monitoring report.)

**h. Identify whether major goals are on target and discuss reasons for those that are not on target.**

Major goals are on target.

**i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.**

The Knoxville CPD office monitored Murfreesboro in May 2013. The HUD monitor provided technical assistance that has helped the City improve its operations and accountability. (See **Attachments**, pp. 89, for a copy of the monitoring report.)

The availability of CDBG public service grants for PY2012-13 was promoted widely throughout the community. Unfortunately, the funds requested exceeded what was available, necessitating some difficult decisions. Thirteen agencies were awarded grants for PY2012-13. The City's goal in awarding public service grants is to pick projects which on proving their value to the community will attract new sources of funding.

## **Lead-based Paint**

**1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.**

Homeowners who inquire about the Housing Rehabilitation Program receive a copy of an Environmental Protection Agency's lead-based paint booklet with the application package and sign a receipt for the booklet at the same time they sign the application for service.

All pre-1978 homes which qualify for the rehabilitation program are tested for lead-based paint. The testing is conducted by an third-party certified testing contractor. One copy of the report remains in the case file; a second is delivered to the homeowner and a receipt included in the case file. Any findings are listed in rehabilitation write-ups so prospective contractors will be aware of any lead-based paint conditions and addressed during the project. Contractors who bid on projects

for which lead testing has been positive are required to have a current copy of their certification on file with the Community Development Department.

Prospective homeowners who inquired about the Affordable Housing Program received counseling about the dangers associated with lead-based paint during in-house counseling and also received a copy of *The Lead-Safe Certified Guide to Renovate Right*. The Department visually inspects pre-1978 homes which are purchased by participants of the Affordable Housing Program. If the visual inspection reveals suspect conditions, further testing is conducted by a certified lead testing contractor.

In PY2012-13, lead-based paint testing and risk assessments were done on nine homes for the Housing Rehab Program. Five were rehabbed using lead-safe work practices. Two homes were reconstructed and a third project is under contract and will be completed in PY2013-14. One house was identified as having lead-based paint contamination and the Department expects it to be part of the PY2013-14 rehab schedule.

The City continued its outreach to housing rehabilitation contractors to provide information on the new lead-safe requirements and publicize training opportunities, especially those offered by MTSU's TNLeap program.

## HOUSING

### Housing Needs

#### **1. Describe actions taken during the last year to foster and maintain affordable housing.**

A focus on safe and livable neighborhoods was identified in the 2010 Consolidated Plan as one of the City's top priorities. Affordable, decent housing is an important component of this goal. In PY2012-13, 11 first-time home buyers received assistance with down payments and closing costs; five homes were rehabilitated using CDBG funds; two homes were reconstructed; one received an emergency repair grant; one received sanitary sewer tap fee assistance; and three households received assistance to remove trees which pose a health and safety hazard. One reconstruction project (using CDBG funds only) was underway at year's end. CDBG funds were used to acquire a vacant lot on which Habitat for Humanity constructed a home that was occupied during the project year. The City donated a lot acquired with non-federal funds to Habitat on which a home will be constructed during PY2013-14. The City endorsed one LIHTC proposal submitted to THDA.

### Specific Housing Objectives

#### **1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.**

Murfreesboro's goal for PY2012-13 was to assist a total of 24 households with housing assistance, either through its Affordable Housing Assistance Program for first-time homebuyers or through the Housing Rehabilitation Program for owner-occupants. The City is directly engaged in the development or management of rental property only to the extent of supporting eligible Low Income Housing Tax Credit applications. Public Housing is the responsibility of the Murfreesboro Housing Authority.

The City provided down payment assistance or housing rehabilitation assistance to 23 owner-occupied households.

	PY2012-13 Goal Households	Households Assisted	Income ≤30%	≤50%	≤80%
Affordable Housing	12	11	1	0	10
Housing Rehab	12	12*	7	3	2
Total	24	23	8	3	12

\* One reconstruction projects was underway at year's end, will be completed in PY2013-14 and is not included in this count.

The City does not have a rehabilitation program for rental property.

The City assisted Rutherford County Habitat for Humanity by acquiring one vacant lot with CDBG funds on which the agency constructed an owner-occupied single-family residence. The City also donated a vacant lot acquired with non-federal funds to Rutherford County Habitat for Humanity on which a house will be constructed in PY2013-14.

**2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.** – n/a

**3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.**

The City offers a five-year forgivable loan to first-time home buyers with disabilities. The Housing Rehabilitation Program uses the International Property Maintenance Code as the assessment tool for proposed rehab projects and approved projects are designed to address conditions which do not meet minimum standards. When rehabilitation is not a feasible approach, the city may elect to reconstruct the house. The housing plans used for reconstruction projects all incorporate design features to make the home more accessible. For example, door widths are ADA-compliant whether the homeowner is disabled or not; grab bars are installed, roll-in showers are substituted for tubs and ADA-compliant ramps are constructed as needed.

## Public Housing Strategy

**1. Describe actions taken during the last year to improve public housing and resident initiatives.**

Public housing in Murfreesboro is the responsibility of the Murfreesboro Housing Authority. MHA submitted its Annual PHA plan and its Five-Year Plan to HUD in February 2012. (Copies of that plan are available for review at MHA's office, 415 N. Maple St., Murfreesboro, TN 37130.)

MHA has a five-member Resident Advisory Board which provides policy development and input to management. MHA residents participated in preparing the annual report and the Resident Advisory Board approved the plan. A resident also serves as a member with full standing of the Murfreesboro Housing Authority board.

In PY2010-11 MHA demolished two of eight multi-family units at its Highland Heights Public Housing Community and extensively rehabilitated the remaining six multi-family units. The newly renovated property, renamed Parkside, consists 45 residential units and a City of Murfreesboro police substation. The property re-opened in 2012.

The City continues to work very closely with the Franklin Heights Coalition, a consortium of nonprofits providing direct services to residents of MHA's Franklin Heights community and other public housing. During PY2012-13, CDBG subrecipients Primary Care & HOPE Clinic, Dominion Financial Management and Murfreesboro City Schools provided direct services to Franklin Heights residents.



*Parkside – MHA's Premier Housing Property*

## **Barriers to Affordable Housing**

### **1. Describe actions taken during the last year to eliminate barriers to affordable housing.**

In 1970, there was little to separate Murfreesboro from 90 other non-metropolitan Tennessee County seats except Middle Tennessee State University and the newly completed I-24.

US Census	1970	1980	1990	2000	2010
Murfreesboro	26,360	32,845	44,922	70,139	108,755

Forty years later, MTSU has the largest undergraduate enrollment in the state with a total enrollment just short of the city's population in 1970, and Murfreesboro is now the sixth largest city in Tennessee.

With the rapid growth of the city and the university has come increased demand for housing. That demand has been in large part been met, but much of the resulting housing stock cannot be considered affordable.

The City's decade-long building boom created barriers to affordable housing by driving the price of new homes higher. Increased demand also drove up the price of existing homes. Too many low- and moderate-income households were able to achieve their dreams of homeownership by acquiring mortgages that proved untenable. HUD statistics prepared in conjunction with the Neighborhood Stabilization Program listed Census Tract 409 in western Murfreesboro as having more foreclosures than all but one census tract in Tennessee.

In the decade between 2001 and 2010, the City issued building permits for 4,901 units of multi-family housing. The majority of these units were developed as upper end apartments or student-targeted apartments. Two LIHTC projects completed in 2008 did add to the affordable housing stock, but a gap between supply and demand remains. One of the most pressing needs is for affordable senior housing. In 2011, THDA awarded a LIHTC allocation to Vantage Development, Fyffe, AL, to construct and manage 60 units of affordable rental housing for seniors. Construction was underway at year end with occupancy expected in December 2013.

After a decade of rapid growth, the rate of new home construction in Murfreesboro and Rutherford County slowed significantly since 2007 when the City issued building permits for 1,157 single-family units and 237 multi-family units. In 2011, the City issued 406 permits for single-family residential construction and none for multi-family units. The last time the City issued fewer building permits for residential units was 1990. Building activity showed signs of a revival throughout spring and summer of 2012 and that continued into 2013.

A significant inventory of single-family housing is available. For nearly two decades, explosive growth has been a barrier for affordable housing. Responding to demand, developers built higher-priced homes (\$250,000+) with higher profit margins. The market is now over-supplied in this category. Sales activity for existing homes priced under \$150,000 began rebounding in PY2011-12 and continued throughout PY2012-13.

The City supports without reservation the priorities and specific objectives of the Murfreesboro Housing Authority and other organizations and agencies working to supply decent, affordable housing and support services for the non-homeless persons and persons with special housing needs.

The city's growth pattern could be considered a barrier to affordable housing. The age of the city's housing stock works against it in the funding formulae for both CDBG and HOME. Murfreesboro is one of the six largest cities in the U.S. which is not a HOME Participating Jurisdiction or a member of a HOME Consortium. That there is not a Community Housing Development Organization (CHDO) in the city could perhaps be linked to the non-PJ status.

In its budget for 2013-2014, the Murfreesboro City Council provided funds to undertake a new Comprehensive Plan for the City. The Community Development Department will have an important role in developing the new plan and affordable housing and fair housing will both be points of emphasis during the year-long planning process which is expected to begin in Fall 2013.

### **HOME/ American Dream Down Payment Initiative (ADDI)**

The City of Murfreesboro is not a HOME participating jurisdiction so is not a direct recipient of HOME or ADDI funding. To receive HOME money, the City must apply through THDA's competitive grant process. For its most recent funding cycle, THDA accepted applications only from CHDOs (Community Housing Development Organizations).

The City was awarded a three-year \$300,000 HOME grant for the fiscal year beginning July 1, 2010: \$288,000 for owner-occupied single-family residential reconstruction; \$12,000 for administration. Using this grant, the City reconstructed four houses. Two were completed in PY2010-11 and two in PY2011-12. CDBG funds were used to cover soft costs for all four projects and to supplement HOME funds on the construction side for the fourth house.

The City does not use THDA/HOME funding for down payment assistance, choosing instead to fund its down payment assistance program with CDBG dollars. The City has used CDBG funds to leverage ADDI funds and is prepared to assist more home buyers should THDA have ADDI money available.

The City does not use THDA/HOME funds to rehabilitate multifamily housing or to refinance existing debt secured by multifamily housing.



## HOMELESS

**Murfreesboro/Rutherford County Continuum of Care Point in Time  
Count  
Sheltered and Unsheltered Count January 2013**

**Households with Dependent Children**

	<b>Sheltered</b>				<b>Unsheltered</b>		<b>Totals</b>		
	<i>Emergency</i>		<i>Transitional</i>						
	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>All</i>
Number of Households	<b>3</b>	<b>13</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>16</b>	<b>20</b>
Number of Persons (adults and children)	<b>50</b>		<b>11</b>		<b>3</b>		<b>64</b>		

**Households without Dependent Children**

	<b>Sheltered</b>				<b>Unsheltered</b>		<b>Totals</b>		
	<i>Emergency</i>		<i>Transitional</i>						
	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>All</i>
Number of Households	<b>7</b>	<b>49</b>	<b>5</b>	<b>39</b>	<b>4</b>	<b>43</b>	<b>16</b>	<b>131</b>	<b>147</b>
Number of Persons (adults/unaccompanied youth)	<b>56</b>		<b>44</b>		<b>79</b>		<b>179</b>		

**All Households/All Persons**

	<b>Sheltered</b>				<b>Unsheltered</b>		<b>Totals</b>		
	<i>Emergency</i>		<i>Transitional</i>						
	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>All</i>
Total Households	<b>10</b>	<b>62</b>	<b>6</b>	<b>41</b>	<b>4</b>	<b>45</b>	<b>20</b>	<b>148</b>	<b>168</b>
Total Persons	<b>106</b>		<b>55</b>		<b>82</b>		<b>243</b>		

**Subpopulations** - Shelters and Transitional Housing required; Unsheltered #'s NA

	<b>Sheltered</b>		<b>Unsheltered</b>		<b>Total</b>		
	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>18-24</i>	<i>24+</i>	<i>All</i>
Chronically Homeless	<b>2</b>	<b>30</b>	<b>0</b>	<b>46</b>	<b>2</b>	<b>76</b>	<b>78</b>
Severely Mentally Ill	<b>3</b>	<b>19</b>	<b>0</b>	<b>27</b>	<b>3</b>	<b>46</b>	<b>49</b>
Chronic Substance Abuse	<b>3</b>	<b>17</b>	<b>0</b>	<b>30</b>	<b>3</b>	<b>47</b>	<b>50</b>
Veterans	<b>1</b>	<b>10</b>	<b>0</b>	<b>8</b>	<b>1</b>	<b>18</b>	<b>19</b>
Persons with HIV/AIDS	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
Victims of Domestic Violence	<b>4</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>9</b>	<b>13</b>
Unaccompanied Youth (under 18 years old)*	<b>89</b>		<b>0</b>		<b>89</b>		
Physically disabled/Chronic illness	<b>1</b>	<b>15</b>	<b>0</b>	<b>12</b>	<b>1</b>	<b>27</b>	<b>28</b>

\* Taken from school counts



## Schools

Unsheltered					
	# students	# adults in family		Total # in Family	# chronic families
		18-24	24+		
Rutherford County	1	2	0	3	0
Murfreesboro City	0	0	0	0	0
<b>Totals</b>	<b>1</b>	<b>2</b>		<b>3</b>	

Sheltered					
	# students	# adults in family		Total # in Family	# chronic families
		18-24	24+		
Rutherford County	622	33	750*	1,376*	17
Murfreesboro City	200	33	257*	490*	93
<b>Totals</b>	<b>822</b>	<b>66</b>	<b>1,007*</b>	<b>1,895*</b>	<b>110</b>

Numbers reflect # students and families living: house to house, on their own or with relatives or friends.

\* Totals may have some duplication

## Homeless Needs

### 1. Identify actions taken to address needs of homeless persons.

For many years, the Murfreesboro/Rutherford County Homeless Task Force was the City's forum for bringing together agencies with an interest in homelessness issues. During PY2012-13, the task force was restructured and is now the Murfreesboro/Rutherford County Homeless Task Force. Beginning in the April 2012, a steering committee studied the structures and bylaws of more than 25 similar organizations throughout the country looking for best practices. Guided by the results of that study and requirements included in HUD's Continuum of Care interim rule released in July 2012, the old task force approved its first-ever bylaws and a new organizational structure. (See pp. 93 for an organizational chart for the new task force.) The new organization replaced the Mayor's Homeless Task Force on January 1, 2013.

The task force is the primary decision making body for the Murfreesboro/Rutherford County Continuum of Care. The entire task force meets quarterly. The Executive Committee meets monthly. Each working group, including the Consumer Council, sets its own meeting schedule. The task force bylaws stipulate that the chair of the Consumer Council is a member of the Executive Committee. The Community Development Director represents the Mayor on the Executive Committee. The task force as restructured complies with the formal regulations to guide the operation of a Continuum of Care as set forth in the Continuum of Care Program interim rule issued in July 2012.

The task force was charged with creating the City's 10-year plan for ending chronic homelessness. While the majority of the work was done in PY2005-06, the final report was presented in September 2006. Task force members continue to implement report recommendations. The task force oversees the Point-in-Time Count conducted annually in January.

Task force membership continued to grow in PY2012-13. The formation of the Consumer Council – members of the council must be homeless or formerly homeless – has been a significant event in the development of the new task force. Several organizations operating in the La Vergne, Smyrna and unincorporated areas of Rutherford County have begun sending representatives to the working group meetings. Task force members have also provided technical assistance in Bedford County.

Guest speakers are regularly invited to speak to the quarterly meetings of the task force. The City's public transit director meets with the task force membership as needed to review the needs of the service providers' clients. Feedback from the task force is used in planning the transit system's route structure.

The task force is responsible for the annual Continuum of Care application. Murfreesboro Housing Authority serves as the lead agency. The 2012 Continuum of Care Application requested new and renewal funding for both permanent and transitional beds for the chronically homeless. No new projects received PY2012-13 funding.

## 2. Identify actions to help homeless persons make the transition to permanent housing and independent living.



### HUD's 2012 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

*Important Notes About This Data:* This report is based on information provided to HUD by Continuums of Care in the 2012 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2012. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the hudhre.info web site (<http://www.hudhre.info/index.cfm?do=viewCoCMapsAndReports>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

#### **CoC Number: TN-510**

#### **CoC Name: Murfreesboro/Rutherford County CoC**

	<i>Family Units</i>	<i>Family Beds</i>	<i>Adult- Only Beds</i>	<i>Child- Only Beds</i>	<i>Total Yr- Round Beds</i>	<i>Seaso nal</i>	<i>Overflo w/Vouc her</i>
<b>Emergency , Safe Haven and Transitional Housing</b>	<b>22</b>	<b>81</b>	<b>75</b>	<b>0</b>	<b>156</b>	<b>0</b>	<b>14</b>
Emergency Shelter	18	65	51	0	116	0	14
Transitional Housing	4	16	24	0	40	n/a	n/a
<b>Permanent Supportive Housing</b>	<b>25</b>	<b>68</b>	<b>67</b>	<b>0</b>	<b>135</b>	<b>n/a</b>	<b>n/a</b>
<b>Grand Total</b>	<b>47</b>	<b>149</b>	<b>142</b>	<b>0</b>	<b>291</b>	<b>0</b>	<b>14</b>

#### Notes:

HUD's point-in-time count does not include persons or beds in permanent supportive housing as currently homeless.

Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

Thursday, November 29, 2012

More than 40 organizations, most of which are active Murfreesboro/Rutherford County Homeless Task Force participants, offer outreach and/or support services for homeless persons in Murfreesboro and Rutherford County. The majority of these organizations have case managers and specialized staff members who work with homeless clients making the transition to permanent housing and independent living. The 10-Year Plan, adopted in 2006, identified transitional housing as a critical need: "Transitional housing does not exist in Murfreesboro/Rutherford County," the plan stated.

Addressing the critical need for transitional housing has been – and will continue to be – a high priority for the Continuum of Care. At least four agencies now offer transitional housing in Murfreesboro and Rutherford County. The 2012 Housing Inventory for the Murfreesboro/ Rutherford County Continuum of Care lists 40 transitional beds available.

### 3. Identify Federal resources obtained from Homeless SuperNOFA.

#### Murfreesboro/Rutherford County Continuum of Care Funding

Shelter + Care Renewal Dollars	49 year-round beds	<b>\$395,398</b>
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<b>Supportive Housing Renewal Dollars</b>		<b>\$138,471</b>
Domestic Violence Program Leasing (TH)	1 family, 3 individuals	\$30,766
Domestic Violence Program (PH)	1 family, 3 beds/ 1 unit, 2 individuals	\$12,423
The Cottage (Greenhouse Ministries) (PH)	6 men – chronic	\$39,183
The Journey Home Family Leasing (PH)	3 households – homeless w/disability	\$48,301
The Journey Home Chronic Leasing (PH)	1 unit, 1 bed	\$ 7,766

<b>Supportive Housing New Dollars</b>		<b>\$44,941</b>
LOV Leasing (Life of Victory Ministries) (PH)	1 family, 3 beds	\$26,304
Second Chance Ministries leasing (PH)	3 adults	\$18,637
(TH) = Transitional Housing (PH) = Permanent Housing		

Homeless Management Information System (HMIS) renewal	\$15,718
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### Specific Homeless Prevention Elements

#### 1. Identify actions taken to prevent homelessness.

The City had Emergency Solutions Grant subrecipient agreements with five agencies – Domestic Violence Program, Doors of Hope, Greenhouse Ministries, The Journey Home, and Mid-Cumberland Community Action Agency – to provide services to prevent homelessness. Between them the five agencies invested \$57,387.99 in homelessness prevention between October 1, 2012 and June 30, 2013.

Among the allowable prevention activities are financial assistance for rent, utility payments and other housing stabilization services as defined in 24 CFR 576.103 and 105.

A number of agencies and churches including Community Helpers and First Baptist Church (East Main Street) operate benevolence programs which provide homelessness prevention financial assistance using non-federal funds.

## **Emergency Solutions Grant (ESG)**

### **1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).**

Three emergency shelters in Murfreesboro – Room in the Inn, The Salvation Army and Domestic Violence Program - receive Emergency Solutions Grant funding of \$40,000 each from the City to assist with shelter operations. The three shelters billed the City for \$42,150.16 for the period March 1, 2013, through June 30, 2013.

Room in the Inn serves families and individuals. The Salvation Army shelter primarily serves unaccompanied males, but has limited accommodations available for families. The Domestic Violence Program shelter serves victims of domestic abuse. The agency also has a HUD Continuum of Care grant to provide transitional housing.

A fourth organization, Way of Hope, operates an emergency shelter program for women and women with children. The group has a number of church partners which provide space on a rotating basis. The City is unable to provide funding to the organization because it does not have 501(c)3 nonprofit status.

During PY2012-13, the Salvation Army and The Journey Home began a collaboration to provide the Coldest Nights shelter program. The Salvation Army opens its gym and The Journey Home provides staff oversight on nights when weather conditions put those living on the streets in harm's way. This program operates independently of the Salvation Army Emergency Shelter.

### **2. Assessment of Relationship of ESG Funds to Goals and Objectives**

#### **Emergency Solutions Grant**

The Emergency Solutions Grant program replaced the Emergency Shelter Grant program in 2012. The City is not a direct ESG grantee, receiving its ESG funding from HUD through the Tennessee Housing Development Agency.

The City currently has two ESG grants from THDA.

ESG-11(2)-06      Term:10/1/12-9/30/13      Contract Amount \$75,000

<b>Subrecipient</b>	<b>Service Provided</b>	<b>Contract Amount</b>
Domestic Violence Program	Prevention/Rapid Re-Housing	\$31,625
Doors of Hope	Prevention/Rapid Re-Housing	\$20,000
The Journey Home	Prevention/Rapid Re-Housing	\$20,000
City of Murfreesboro	Administration	\$ 3,375

The City and its subrecipients expended \$54,845.64 of this grant (\$45,855.65 for Prevention and \$5,614.99 for Rapid Re-Housing) between October 1, 2012 and June 30, 2013. The balance will be available during the period covered by the Fourth Action Plan.

ESG-12-18 Term: March 1, 2013 – Feb 28, 2014 Contract Amount: \$220,868

Subrecipient	Shelter – Operations and/or Essential Services	Street Outreach	Homeless Prevention	Rapid Re-Housing	HMIS	Admin – City Only	Total Allocated
Domestic Violence Program	\$40,000						\$40,000
Doors of Hope			\$10,000				\$10,000
Greenhouse Ministries			\$10,000	\$10,000			\$20,000
The Guidance Center		\$7,500		\$12,429			\$14,929
The Journey Home		\$3,000	\$10,000	\$12,000			\$20,000
Mid-Cumberland Community Action Agency			\$10,000				\$10,000
Room in the Inn	\$40,000						\$40,000
The Salvation Army	\$40,000						\$40,000
Murfreesboro Housing Authority					\$6,000		\$6,000
City of Murfreesboro						\$9,939	\$9,939
	\$110,000	\$10,500	\$40,000	\$34,429		\$9,939	\$220,868

Approximately \$66,292 of this grant was expended between March 1, 2013 and June 30, 2013. The City estimates \$154,576 of this grant will be available during the period covered by the Fourth Action Plan.

### 3. Matching Resources

Agencies receiving Emergency Solutions Grant funds are required to provide a dollar-for-dollar match as required by 42 USC 11375(a)(1). The matching funds may include cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

### 4. Activity and Beneficiary Data

#### Number of clients served (all ESG subrecipients) – 10/1/12 – 6/30/13

Adult Male	344
Adult Female	211
Children (0-17)	243
<b>TOTAL</b>	<b>798</b>

#### Income level at intake (all ESG subrecipients) – 10/1/12-6/30/13

0-30%	264
30-60%	24
60-80%	2
Not Available	486
<b>TOTAL</b>	<b>776</b>

**Persons Served by Race and Ethnicity (all ESG subrecipients)  
10/1/13-6/30/13**

	Male	Female	Total
White	318	184	502
Black African American	118	133	251
Black African American & White	1	6	7
Native Hawaiian/Pacific Islander			
Asian		2	2
Asian & White			
American Indian/Alaskan Native	3		3
American Indian/Alaskan Native & White	2	1	3
American Indian/Alaskan Native & Black			
Other Multi-Racial	3	6	9
<b>Total</b>	<b>445</b>	<b>331</b>	<b>776</b>

#### **4. Homeless Discharge Coordination**

As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs. Most of the agencies involved in homeless discharge coordination are members of the Murfreesboro/Rutherford County Homeless Task Force and are made aware of which agencies are subrecipients of ESG Prevention funds.

#### **5. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.**

##### **Foster Care:**

Murfreesboro/Rutherford County Continuum of Care members communicate with the foster care office to assist in any way to see that youth exiting foster care do not become homeless. The Tennessee Foster Care program normally discharges youth at age 18. At the time of discharge the case manager discusses with the youth the various options available in and out of the state's custody. If the youth chooses to leave custody, the case manager is required to provide the youth with referrals for housing and services options.

A youth may stay in custody and receive services that include housing in four categories:

1. Volunteer placement in foster care to complete high school or to receive a GED and have part-time employment. The youth may remain in care to age 19 before discharge.

2. Volunteer placement in the Independent Living program to attend and receive a secondary education. The youth will have services which include housing while earning a vocational degree, Associate degree or Bachelor degree.
3. Volunteer placement in the Transitional Living program to prepare the youth for living as an adult. The youth may have services which include housing assistance to age 23.
4. Volunteer placement with the Mentor/Host Home program to prepare the youth for independent living with assistance from a mentor/host family. This program may include housing assistance or housing with the host family. These protocols are state-established and enforced.

### **Health Care:**

The Murfreesboro/Rutherford County Continuum of Care has representatives of several health care agencies actively involved in the Continuum of Care or are members of the boards of providers represented on the Continuum of Care. These members, with others, have discussed the need for portals related to discharge from the ER and other programs to assure the patients are not homeless at discharge. The York V.A. Medical Center, which has active members on the Continuum of Care, has policies to assist veterans being discharged that include placement in rehabilitation centers, transitional housing and permanent housing. The housing plan after discharge is a part of the veteran's treatment plan. The case managers and social workers at this facility make every effort to see that the individuals and/or families housing needs are met prior to the discharge from the center.

Local hospitals and medical centers have policies in place that require the facilities case or social workers make arrangement for persons leaving the facility have adequate housing at time of discharge. This may be done through referrals to rehabilitation centers, healthcare transitional housing, the Murfreesboro Housing Authority, local independent landlords or with family members. ER discharges from local hospitals/medical centers are at times referred to local emergency shelters for temporary housing. This is most noted when there are domestic violence issues or persons with mental illness. A representative of St. Thomas Rutherford in Murfreesboro is a member of the task force Executive Committee and chair of the Planning Working Group. The Planning Working Group has been tasked with revisiting the homeless discharge coordinating policy in PY2013-14 and revising it as appropriate

### **Mental Health:**

In the Murfreesboro/Rutherford County Continuum of Care area, there is no mental health or psychological hospital. However, there is a state psychiatric hospital in a neighboring county. The Continuum of Care has provider representatives at the discharge meeting held weekly at this facility. Case managers/social workers at the facility are required to make referrals to local rehabilitation centers, nursing homes, boarding homes, group homes, mental health care provider housing, independent living programs, transitional housing programs or to family placement prior to discharge to assure the consumer has appropriate housing established prior to discharge. The Guidance Center receives ESG funding to assist its clients with housing and homeless prevention. A Guidance Center employee is a member of the Task Force Executive Committee.

**Corrections:**

A representative of the Murfreesboro/Rutherford County Continuum of Care met in August 2008 and again in October 2009 with the Tennessee State Correctional system staff to discuss how to better carry out the established policy that all individuals leaving custody have a service plan that includes housing that is safe and affordable.

Locally, the jail in this Continuum has staff that makes referrals to local landlords, public housing, and other facilities to see that housing is available at the time of discharge. All other inmates are required to give an address at the time of discharge that indicates their residence after release.

Doors of Hope, an agency founded in 2011, is a mentoring/training program for women who are nearing release from the Rutherford County Correctional Work Center. These women are non-violent offenders, seeking change in their life, and are nominated by the Correctional Staff to attend life skills classes up to 120 days before they are released from the Center. The organization, which is an active member of the Murfreesboro/Rutherford County Homeless Task Force, is collaborating with members of the faith community, businesses, community agencies, Tennessee corrections facilities, and other stakeholders to connect citizens as mentors who provide guidance, encouragement and help finding resources for ex-offenders to overcome challenges and re-enter society successfully. Doors of Hope received two ESG grants in PY2012-13.



## COMMUNITY DEVELOPMENT

### Community Development

#### 1. Assessment of Relationship of CDBG Funds to Goals and Objectives

##### a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

An extensive survey of the public conducted in conjunction with the preparation of the Strategic Plan 2010-2015 identified the following community needs:

##### High Priority

Youth Centers	Substance Abuse Services	Child Care Services
Youth Services	Mental Health Services	Homeless/AIDS Operating Costs
Health Services	Transportation Services	Battered and Abused Spouses
Child Care Centers	Employment Training	Abused and Neglected Children

##### Medium Priority

Senior Centers	Acquisition of Real Property	Handicapped Centers
Senior Services	Neighborhood Facilities	Parks, Recreational Facilities
Legal Services	Handicapped Services	Facilities for AIDS Patients
Crime Awareness	Fair Housing Activities	Tenant/Landlord Counseling
Homeownership Counseling		

##### Low Priority

Street Improvements	Asbestos Removal	Removal of Architectural Barriers
Microenterprise Assistance	Sidewalks	Lead-Based Paint Screening

In PY2012-13, CDBG funds were used to help address 13 of the identified needs. ESG funds received through THDA helped address four of the needs.

##### b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

	PY2012-13 Goal Households	Households Assisted	Income ≤30%	≤50%	≤80%
Affordable Housing	12	11	1		10
Housing Rehab	12	12	7	3	2
Acquisition	1	1		1	
<b>Total</b>	<b>25</b>	<b>24</b>	<b>8</b>	<b>4</b>	<b>12</b>

\* Does not include one open project

Housing Programs - Persons Served by Race and Ethnicity	
White	18
Black African American	5
Asian	
American Indian/Alaskan Native	

Native Hawaiian/Pacific Islander	
American Indian/Alaskan Native & White	
Asian & White	
Black African American & White	
American Indian/Alaskan Native & Black	
Other Multi-Racial	1
<b>Total</b>	<b>24</b>

Hispanic	0
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- c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

Activity	Funding	VL	L	M	Non L/M	Total	% VL/L/M
Affordable Home Ownership	\$142,887.22	1	0	10	0	11	100.0
Housing Rehabilitation	\$282,121.13	7	3	2	0	12	100.0
Acquisition	\$25,000.00	0	1	0	0	1	100
Youth Services	\$15,000.00	196	69	2	64	331	80.7
Employment Training	\$32,500.00	5140	10	3	0	5,153	100.0
Child Abuse Prevention	\$7,500.00	149	71	41	58	319	81.8
Health Services	\$19,819.00	225	38	16	17	296	94.3
Senior Services	\$6,000.00	3	6	6	2	17	88.2
Child Care Services	\$7,500.00	60	7	1	0	68	100.0
Homeless Services	\$5,000.00	16	15	0	0	31	100.0
Microenterprise Services	\$3,009.41	0	0	2	0	2	100
<b>Totals</b>	<b>\$546,336.76</b>	<b>5,797</b>	<b>220</b>	<b>83</b>	<b>141</b>	<b>6,241</b>	<b>97.7</b>

The following activity qualified for assistance on the basis of Low/Mod Area Benefit:

Activity	Funding	Total Population in Service Area	Tract L/M %
Literacy	\$ 7,500.00	815	76.6

## 2. Changes in Program Objectives

No changes were made in program objectives during PY2012-13. The PY2012-13 Action Plan was the third using the program objectives identified in the 2010-2015 Consolidated Plan. The most recent Consolidated Plan was developed and approved during PY2009-10 and implemented on July 1, 2010.

## 3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.**

The City has fulfilled the statutory responsibilities including the timeliness test required of a CDBG entitlement city.

The Tennessee Housing Development Agency administers the Emergency Solutions Grant for the State of Tennessee. In PY2012-13, THDA allocated two ESG projects to Murfreesboro, one through a competitive process and the other using its small city set-aside formula.

Because Murfreesboro is not a HOME Participating Jurisdiction, the City must apply to THDA for HOME funds. The City applied for PY2010-11 and was awarded \$300,000 which was used to reconstruct owner-occupied single-family residences. The grant was zeroed out in PY2011-12.

The City partners with organizations that make use of ADDI and Federal Home Loan Bank funding.

***b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.***

The City's policy is to provide certificates of consistency when requested. There were no requests from nonprofit organizations for certifications of consistency received in PY2012-13. The City also signs off annually on certifications of consistency for the Murfreesboro/Rutherford County Continuum of Care and the Murfreesboro Housing Authority.

***c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.***

The Community Development Department continues to evaluate its programs, policies and procedures and the City remains fully committed to the goals and objectives of the Consolidated Plan. As a result of this process of self-evaluation, the City remains open to new programs, policies and procedures to better serve the needs of Murfreesboro. The 2010-2015 Consolidated Plan was prepared during PY2009-10PY2013-14 and went into effect July 1, 2010. Emphasis was placed on reaching as wide a cross-section of the community as possible during the planning process. As a result, more than 40 organizations and agencies were consulted and more than 100 individuals took the time to complete various surveys used in assessing needs and priorities. In PY2012-13 the City continued to reach out to the public to increase awareness of the Community Development Department's programs.

A City consultant completed a new Analysis of Impediments to Fair Housing Choice PY2009-10. Implementation of the consultant's recommendations is underway and will be continued throughout the life of the new Consolidated Plan. See **FAIR HOUSING**, p. 41, for details.

**4. For Funds Not Used for National Objectives**

All CDBG funds expended during PY2012-13 met national objectives.

***5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property***

The Community Development Department had no other activities which would have triggered the Uniform Act.

**7. Low/Mod Limited Clientele Activities** – n/a

- a. The City of Murfreesboro has no revolving loan funds using CDBG funds.
- b. The City of Murfreesboro has had no CDBG-funded float-funded activities.
- c. All other loan repayments received for CDBG-funded programs:
  - i. Affordable Home Ownership – \$6,800.30
  - ii. Housing Rehabilitation – -0-
  - iii. Microenterprise Loans – \$8,465.88
- d. The City of Murfreesboro has received no income from the sale of CDBG-funded property purchases.

## 10. Loans and other receivables

- Total number CDBG loans – 200 (*Affordable Housing – 112*)  
(*Housing Rehabilitation – 83*)  
(*Microenterprise – 5*)  
Total principal balance - \$1,954,289.74

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<b>Microenterprise Loans - CDBG</b>		<b>Principal balance (6/30/12)</b>
Five years @ 5%	5	\$ 133,144.94

<b>Number of deferred/forgivable loans by term – CDBG-R</b>		<b>Principal balance (6/30/13)</b>
15 years	2	\$123,170.22

<b>Number of deferred/forgivable loans by term – NSP Funds awarded through THDA</b>		<b>Principal balance (6/30/13)</b>
Five years	20	\$151,468.02
Ten years	1	\$18,750.55
Total NSP Loans	21	\$170,218.57

<b>Number of deferred/forgivable loans by term - HOME – Funds awarded through THDA</b>		<b>Principal balance (6/30/13)</b>
15 years	6	\$364,368.17

- c. **Total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.**

No loans made with CDBG funds have gone into default or been written off during the reporting period.

- d. **Provide a list of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.** – n/a

**11. Lump sum agreements** – n/a

**12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year**

a. The City offers five-year forgivable loans to low/mod homeowners for major rehabilitation projects. Five units were completed during PY2011-12 with a total CDBG funding expenditure of \$83,902.10.

b. The City offers grants to assist low/mod homeowners with the cost of connecting to sanitary sewer. One grant for \$4,250.00 was made.

c. The City offers forgivable 15-year loans using CDBG funding to low/mod homeowners for housing reconstruction (and/or THDA/HOME when available). Two units were reconstructed in PY2011-12 using CDBG funds (\$151,594.89). A third reconstruction project was under contract at year's end and is scheduled for completion in PY2013-14.

d. The City offers grants to very-low-income homeowners for emergency repairs. One project was completed during PY2012-13 with a total CDBG expenditure of \$7,091.00.

e. The City offers forgivable one-year loans to low/mod homeowners for the removal of trees which pose an imminent danger to the health and safety of the homeowner or the home. Three homeowners received assistance during PY2012-13 (\$1,736.00).

f. Homeowners wishing to enter the Housing Rehabilitation Program are required to complete three one-hour counseling sessions. The sessions are conducted by Dominion Financial Management under an agreement with the City at a cost of \$150 per household. The content of the sessions is tailored to each household with financial literacy and budgeting receiving special attention.

### **13. Neighborhood Revitalization Strategies – n/a**

## **Antipoverty Strategy**

### **1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.**

The City of Murfreesboro is an active partner with the Rutherford County Chamber of Commerce, the municipalities of Smyrna, La Vergne and Eagleville, and the private sector in the Destination Rutherford initiative. The first phase of the Destination Rutherford project was quite successful in driving economic recruitment. Prior to the recession of 2008, Rutherford County consistently ranked in the Top 10 counties nationwide in job creation for the previous decade. Despite a difficult economic climate, the second phase of the Destination Rutherford initiative has attracted new companies to the area and has helped reduce the current jobless rate in the county which hovered around 9.2% in PY2010-11 to 6.3% in April 2013. According to *CNN Money* magazine, Rutherford County ranks 11<sup>th</sup> in the Top 25 best places to find jobs. The magazine reported almost 5,300 new jobs were created in the county in PY2012-13 alone and the number of jobs available grew at a rate of 10.9 percent between 2010 and 2012.

An important addition for job growth in Murfreesboro is a new Amazon.com fulfillment center in the southeast quadrant of the city. The 1.9 million square-foot facility opened in Fall 2012 and will eventually employ about 1,000 persons.



Aerial view of Amazon's new Murfreesboro facility

The City and the Community Development Department recognize the need to give all residents of the city an opportunity to share in this success. A survey conducted by the United Way of Rutherford County identified adult literacy skills as a major obstacle to better paying jobs for many residents. The best antipoverty strategy is to make sure residents are ready to hold jobs that are satisfying and rewarding. A resident who has difficulty reading is at a disadvantage in the job market. Working with the City, the Read to Succeed Foundation employs a literacy coordinator who works throughout the Maney-Patterson neighborhood in Census Tract 419 to promote literacy among all ages and to connect residents with literacy-related services including tutors for adults. The Community Development Department is also a partner in the Lon Nuell Family Literacy Center, a coalition of community groups with an interest in literacy.

Several of the City's programs fit well into the City's anti-poverty strategy. The comprehensive financial literacy program offered at the Franklin Heights public housing campus by Dominion Financial Management was very successful in helping the participating families with money management skills. The housing rehabilitation counseling will continue to provide participants with information to help them budget and make their dollars stretch farther. The Affordable Housing Assistance Program helps new home owners build equity. Participants in AHAP and the Neighborhood Stabilization Program are required to complete an eight-hour home ownership course taught by a certified HUD counselor.

The City supports the Energy Star initiative and specifies Energy Star-rated materials and equipment in housing rehabilitation work write-ups. Specifying Energy Star should result energy cost savings for homeowners. The City has engaged the services of a certified Energy Star tester to work with contractors doing rehab and reconstruction work. All reconstruction projects completed since PY2008-09 have earned Energy Star certificates. Several homeowners who had energy-related rehab work done have reported significant savings on recent electric bills compared to their pre-rehab bills.

The Murfreesboro Housing Authority operates the Family Self-Sufficiency Program, a program that works with very-low income public housing residents 18 and older to guide, encourage and reward self-sufficiency, and facilitates R-Connection, a coalition of agencies and other entities engaged in similar work throughout the community. The Community Development Department participates with the program's advisory council. In PY2012-13, the City partnered with MHA and the Murfreesboro City Schools to fund a Coordinator of Resources for the Franklin Heights Family Resource Center. The Coordinator worked to ensure effective access to and delivery of services to Franklin Heights residents.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

**1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).**

Housing needs and supportive services for the non-homeless as defined in 91.220(c) and (e) are addressed by the Murfreesboro Housing Authority and other state and local agencies tasked with preparing the area Continuum of Care application. The Murfreesboro Community Development Department has no specific responsibilities in defining the priorities and specific objectives, but works closely with all the agencies involved.

The York VA Medical Center provides social service support to veterans with special needs. Among the many local agencies offering case management to residents with special non-homeless needs are The Guidance Center, the Tennessee Department of Human Services, the Rutherford County Adult Activity Center, the St. Clair Street Senior Center, Doors of Hope and the Rutherford County Drug Court.

Most of the agencies that provide support services for the populations with special needs are members of the Murfreesboro/Rutherford County Homeless Task Force. These agencies actively pursue federal, state and private sector grant funding. Specific needs are detailed in their grant requests.

### **Specific HOPWA Objectives**

The City of Murfreesboro receives no HOPWA funding. Specific health needs of local residents with HIV/AIDS are handled through the Rutherford County Health Department or private physicians. There are no assisted living facilities in Murfreesboro or Rutherford County specifically for HIV/AIDS patients, but local residents needing housing services are assisted by Nashville Cares, a Davidson County agency. A representative of Nashville Cares regularly attends meetings of the Murfreesboro/Rutherford County Homeless Task Force.



## FAIR HOUSING

### Fair Housing

In conjunction with the preparation of its 2010-2015 Consolidated Plan, the City of Murfreesboro contracted Planning/Communications of River Forest, IL, to prepare an analysis of impediments to fair housing choice. The resulting 98-page document, which is available in its entirety on the City website, has gained a national reputation for excellence. Chapter Five of the document includes a lengthy (14 pages) discussion of impediments and recommendations for addressing them.

The City believes the best approach to addressing private sector impediments is education. The Community Development Department is deeply involved in planning and promoting educational opportunities through its sponsorship and participation in the annual statewide Fair Housing Matters Conference. The City allocated \$1,000 for its sponsorship but was billed \$960. The 2013 conference was held in Murfreesboro. All of the City's Emergency Solutions Grant subrecipients had representatives at the conference. A number of local landlords and Realtors also attended the conference.

The Community Development Director and the Executive Director of the local Board of Realtors conducted a conference session outlining the impediments identified in Murfreesboro's 2010 study and the public/private partnership between the City and Realtors (encouraged in the recommendation to Impediment #8) which is addressing the issues identified in the impediment study. A review of the "Institutional Structure" sections of the City's Consolidated Plan, Action Plans and CAPERS illustrates the City's continuing commitment to building public-private partnerships

The City continues to address Impediment #10 by updating and upgrading the Fair Housing section of the City website regularly. One of the messages on the City's telephone "on-hold" rotation refers callers with fair housing questions or complaints to the Community Development Department. Department personnel are trained to field these calls. Department protocol uses HUD's *Are You a Victim of Housing Discrimination?* pamphlet to help callers determine whether they have been denied housing rights. In PY2012-13, three calls were received. While each appeared to be landlord-tenant disputes, callers were referred to the Tennessee Fair Housing Council for additional assistance. None of the calls referred led to filing fair housing claims.

The Community Development Department regularly reviews real estate advertising in both local newspapers to monitor compliance with Fair Housing Act requirements. No violations were found in P&2012-2013.

In the 2012-13 Action Plan, the City said it would address Impediment #9 by amending the City's Fair Housing ordinance. The City Administration decided that rather than making a piecemeal change, it would incorporate a broad review of Fair Housing requirements into the development of a new Comprehensive Plan for the City. The City's expectation is that this new plan will go far beyond being a land use study, and will include an extensive review - and revision as deemed appropriate - of housing and zoning policy, fully informed by the Fair Housing Act and other related federal statutes and state laws.

## **Impediments to Fair Housing Choice**

Following is a distillation of Chapter 5:

Prevention is the best cure for the racial and economic segregation that Murfreesboro's *Comprehensive Land Use Plan* seeks to avoid. Stopping impediments to fair housing choice in their early stages is much more effective than waiting for them to distort the free housing market to a point where, for all practical purposes, a free housing market cannot be restored in our lifetimes.

The proportion of African-American and Hispanic people living in 60 percent of Murfreesboro's census tracts has been close to what would be expected in a housing market free of the distortions that racial discrimination causes. Relatively few cities have achieved this level of racial, ethnic, and socioeconomic diversity.

However, four census tracts have minority populations notably greater than would be expected if no racial discrimination were taking place. Tract 419 has historically housed a concentration of African Americans and is gradually achieving a more diverse and integrated population, in part due to gentrification in its eastern block group. While the proportion of minorities in tract 419 has been declining, it has increased in the three surrounding tracts 418, 420, and 421. The causes of this emerging pattern need to be understood and addressed if Murfreesboro is to continue to successfully implement its *Comprehensive Land Use Plan*.

Affirmatively furthering fair housing means doing more than sitting by while discriminatory practices distort the free housing market and produce segregative living patterns. It means proactively establishing and implementing policies and practices that counteract and mitigate discriminatory housing practices and policies.

### **Private Sector** **Impediment #1**

There is an absence of information about the extent, if any, that real estate firms, rental agents, apartment managers, and landlords engage in discriminatory practices.

### **Impediment #2**

It is likely that minorities who are being displaced by the gentrification in tract 419 are moving into these nearby neighborhoods rather than even considering housing elsewhere in Murfreesboro.

### **Impediment #3**

Online sampling of the offices of real estate agents and rental offices revealed a paucity of Asian, Hispanic, and African American agents. Minority agents serve as a "welcome sign" to potential minority group home seekers.

### **Impediment #4**

When display ads and brochures for real estate—ownership or rental—depict residents of only one race or ethnicity, they send a clear message of who is welcome and not welcome to live in the advertised housing, thus limiting the housing choices home seekers perceive as available to them.

### **Impediment #5**

Given the concentrations of minorities gradually developing in three census tracts and the concentration already in tract 041900, it is highly likely that there is a need to expand the housing choices of minorities, especially African Americans and Hispanics. They need to be aware of ownership and rental opportunities in neighborhoods besides those that already have a substantial proportion of minority residents.

### **Impediment #6**

The people in charge of renting homes and apartments need to learn which practices violate the Fair Housing Act and how to make a reasonable accommodation for people with disabilities.

### **Mortgage Lending**

### **Impediment #7**

Controlling for all variables, data suggests that African Americans and Hispanics are denied home mortgage loans at substantially higher rates than Caucasians and Asians. While many lenders do not embrace discriminatory practices, the data suggest that a substantial number have engaged in them for quite some time.

### **Public Sector**

### **Impediment #8**

Barriers to fair housing choice cannot be mitigated without a solid commitment from the City of Murfreesboro. It will take a public-private partnership to enable Murfreesboro to expand the free market in housing to all parts of the city.

### **Impediment #9**

Well-intentioned as it is, Murfreesboro's Fair Housing Ordinance has rarely been applied. As discussed in the City's *AI*, its Fair Housing Board has never been appointed and primary support duties rest in the hands of the city's Fair Housing Officer who does not have the extensive training in fair housing law needed to implement the ordinance and investigate complaints.

### **Impediment #10**

Anybody who thinks she has faced discrimination when seeking housing in Murfreesboro immediately runs into the problem of determining whom to contact.

### **Incorporating Fair Housing Into The Planning Process**

### **Impediment #11**

Despite the clear statements in the city's *Comprehensive Land Use Plan*, fair housing has not been fully incorporated into the city's planning process and zoning administration. The city needs to carefully consider how the application of its zoning regulations affects the cost of housing.

### **Impediment #12**

Murfreesboro's zoning for community residences needs to be thoroughly revised. The ordinance must be rewritten to end the exclusion of people not currently using who are in recovery from drug and/or alcohol addiction so that recovery communities are allowed in single-family districts like other group homes. The distinction between "group home" and "transitional home" needs to be clarified.

**Impediment #13**

Murfreesboro would be very prudent to monitor the location of present and future community residences to establish an early warning system that would identify potentially harmful and counterproductive clustering.

**Engaging Public Schools In Fair Housing Efforts**

**Impediment #14**

If the City of Murfreesboro is to achieve the goals and objectives of its *Comprehensive Land Use Plan*, the Rutherford County Schools need to become as engaged in these efforts as the Murfreesboro City Schools have been.

**Engaging Murfreesboro Housing Authority in Fair Housing Efforts**

**Impediment #15**

Concentrations of public housing do not help racially-integrated neighborhoods stay integrated. The Murfreesboro Housing Authority (MHA) operates two substantial public housing developments in census tract 419, the tract whose racial composition deviates the most from what would be expected in a free housing market absent racial discrimination. While the racial composition of the MHA's public housing developments is more racially diverse than it was in 2000, the MHA still has a way to go with Mercury Court and especially the senior apartments at Westbrooks Towers, 93 percent Caucasian in 2009. In 2009 there was just one Hispanic household living in MHA developments. With a conscious effort the MHA can correct these disparities and assure they do not happen again.

## ATTACHMENTS

### Public Comment

**PR 26 – CDBG Financial Summary Report**  
**IDIS Explanation of Adjustment to PR26**  
**PR01 – HUD Grants and Program Income**  
**PR23 – CDBG Summary of Accomplishments**  
**PR03 – CDBG Activity Summary Report**  
**HUD CDBG Monitoring Report**  
**Impediments to Fair Housing Choice**

### Public Comment

The City conducted two public hearings in support of the Third Year (2012-13) Action Plan. No public comments were received.

The Third Program Year CAPER was available for public comment from September 4 through September 19, 2013. Notice of the CAPER and a link to the document appeared on the Home page and News page of the City website.



The Murfreesboro City Council approved the CAPER and authorized submitting it to HUD on September 12, 2013, subject to adding any comments received before submission.

The only comment received came from the City's Tax Department. The draft document refers to the period July 1, 2012 through June 30, 2013 as PY2012-13 since the funds used are federal funds from that fiscal year. The same period was PY2013-14 for the City. Because of the potential confusion, references were changed to Program Year 2012-13 (PY2013-14).

## PR 26 – CDBG Financial Summary Report



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2012  
MURFREESBORO , TN

### PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	109,062.37
02 ENTITLEMENT GRANT	673,050.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	18,057.77
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(2,791.59)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	797,378.55

### PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	556,093.26
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	556,093.26
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	130,205.39
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	686,298.65
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	111,079.90

### PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	556,093.26
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	556,093.26
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

### LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2011 PY: 2012 PY: 2013
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

### PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	100,819.00
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28	PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29	PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30	ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31	TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	100,819.00
32	ENTITLEMENT GRANT	673,050.00
33	PRIOR YEAR PROGRAM INCOME	27,123.60
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	4,120.72
35	TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	704,294.32
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.31%
<b>PART V: PLANNING AND ADMINISTRATION (PA) CAP</b>		
37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	130,205.39
38	PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39	PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40	ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41	TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	130,205.39
42	ENTITLEMENT GRANT	673,050.00
43	CURRENT YEAR PROGRAM INCOME	18,057.77
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	(2,791.59)
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	688,316.18
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.92%

**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

Report returned no data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2011	2	335	5491249	Homeowner Housing Rehab_624 N. Academy St	14A	LMH	\$37,747.00
2011	2	335	5533190	Homeowner Housing Rehab_624 N. Academy St	14A	LMH	\$38,224.00
2011	13	332	5533207	Microenterprise Technical Assistance/TSBDC	18C	LMC	\$3,009.41
2012	2	368	5491249	Program Delivery Cost/Rehab	14H	LMH	\$13,689.76
2012	2	368	5533207	Program Delivery Cost/Rehab	14H	LMH	\$11,593.40
2012	2	368	5566701	Program Delivery Cost/Rehab	14H	LMH	\$5,688.91
2012	2	368	5592221	Program Delivery Cost/Rehab	14H	LMH	\$5,237.20
2012	2	371	5566701	315 Eventide	14A	LMH	\$17,785.00
2012	2	372	5533207	Homeowner Rehab_107 February St	14A	LMH	\$4,697.76
2012	2	372	5566701	Homeowner Rehab_107 February St	14A	LMH	\$67,477.00
2012	2	372	5592221	Homeowner Rehab_107 February St	14A	LMH	\$800.00
2012	2	373	5533207	Homeowner Housing Rehab_1907 Fowler St	14A	LMH	\$11,441.10
2012	2	373	5566701	Homeowner Housing Rehab_1907 Fowler St	14A	LMH	\$150.00
2012	2	374	5533207	Homeowner Housing Rehab_1807 Cypress Dr	14A	LMH	\$376.00
2012	2	374	5566701	Homeowner Housing Rehab_1807 Cypress Dr	14A	LMH	\$24,290.00
2012	2	375	5533207	Homeowner Housing Rehab 116 February St	14A	LMH	\$550.00
2012	2	375	5566701	Homeowner Housing Rehab 116 February St	14A	LMH	\$12.00
2012	2	377	5592221	Homeowner Housing Rehab 910 Smith St	14A	LMH	\$200.00
2012	2	378	5566701	Homeowner Housing Rehab 1202 Taylor Place	14A	LMH	\$10,771.00



City of Murfreesboro, Tennessee

2012	2	379	5566701	Homeowner Housing Rehab 2027 Olympia Place	14A	LMH	\$19,089.00
<b>Plan Year</b>	<b>IDIS Project</b>	<b>IDIS Activity</b>	<b>Voucher Number</b>	<b>Activity Name</b>	<b>Matrix Code</b>	<b>National Objective</b>	<b>Drawn Amount</b>
2012	2	380	5566701	Homeowner Housing Rehab 1614 Diana St	14A	LMH	\$4,250.00
2012	2	381	5566701	Homeowner Housing Rehab 540 Bridge Ave	14A	LMH	\$962.00
2012	2	382	5566701	Homeowner Housing Rehab 1544 Boone Court	14A	LMH	\$7,090.00
2012	2	383	5592205	Homeowner Housing Rehab 521 E Castle St	14A	LMH	\$2,256.50
2012	3	367	5491249	Affordable Housing Assistance	13	LMH	\$18,723.81
2012	3	367	5533195	Affordable Housing Assistance	13	LMH	\$30,362.66
2012	3	367	5566685	Affordable Housing Assistance	13	LMH	\$57,198.51
2012	3	367	5592199	Affordable Housing Assistance	13	LMH	\$36,602.24
2012	4	365	5533207	Literacy Matters to Patterson	05H	LMA	\$1,875.00
2012	4	365	5566701	Literacy Matters to Patterson	05H	LMA	\$1,875.00
2012	4	365	5592221	Literacy Matters to Patterson	05H	LMA	\$3,750.00
2012	4	366	5592221	Franklin Heights Financial Literacy Program	05H	LMC	\$7,500.00
2012	5	363	5533207	Nurse In-home Visitation Support	05M	LMC	\$2,192.00
2012	5	363	5566701	Nurse In-home Visitation Support	05M	LMC	\$841.00
2012	5	363	5592221	Nurse In-home Visitation Support	05M	LMC	\$562.00
2012	5	364	5491249	Hope II at Franklin Heights	05M	LMC	\$2,808.00
2012	5	364	5533207	Hope II at Franklin Heights	05M	LMC	\$2,496.00
2012	5	364	5566701	Hope II at Franklin Heights	05M	LMC	\$4,368.00
2012	5	364	5592221	Hope II at Franklin Heights	05M	LMC	\$6,552.00
2012	6	360	5533207	Dropout Prevention	05H	LMC	\$3,422.29
2012	6	360	5566701	Dropout Prevention	05H	LMC	\$731.85
2012	6	360	5592221	Dropout Prevention	05H	LMC	\$3,845.86
2012	6	361	5592221	Clothing and Hygiene Program	05H	LMC	\$5,000.00
2012	6	362	5592221	Franklin Heights Learning and Resource Center	05H	LMC	\$12,000.00
2012	7	359	5491249	Supervised Visitation Program	05N	LMC	\$1,250.00
2012	7	359	5533207	Supervised Visitation Program	05N	LMC	\$2,500.00
2012	7	359	5566701	Supervised Visitation Program	05N	LMC	\$1,250.00
2012	7	359	5592221	Supervised Visitation Program	05N	LMC	\$2,500.00
2012	8	358	5533207	Adult Day Care Program	05A	LMC	\$5,839.06
2012	8	358	5566701	Adult Day Care Program	05A	LMC	\$160.94
2012	9	356	5592221	Amachi Program	05D	LMC	\$7,500.00
2012	9	357	5566701	Triple Play	05D	LMC	\$3,750.00
2012	9	357	5592221	Triple Play	05D	LMC	\$3,750.00
2012	10	355	5566701	Enhanced Services	05L	LMC	\$5,009.00
2012	10	355	5592221	Enhanced Services	05L	LMC	\$2,491.00
2012	12	354	5533207	Rutherford County Habitat for Humanity	01	LMH	\$25,000.00
2012	13	353	5491249	Doors of Hope	05	LMC	\$1,500.00
2012	13	353	5533207	Doors of Hope	05	LMC	\$520.00
2012	13	353	5566701	Doors of Hope	05	LMC	\$2,920.00
2012	13	353	5592221	Doors of Hope	05	LMC	\$60.00
<b>Total</b>							<b>\$556,093.26</b>



## **IDIS- Explanation of Adjustments to PR26 –**

### **CDBG Financial Summary Report - Program Year 2012**

#### **Line 7 – Adjustment to Compute total Available: Adjustment is (\$2,791.59)**

The final draw for program year 2011-12 was completed on August 17, 2012 and included program income in the amount of \$5,663.39. This amount is included in line 5. It should be deducted. IDIS included this amount in the 2012-13 program year income indicated on line 5.

The Final Draw for program year 2012-13 was completed on August 6, 2013 and included program income in the amount of \$2,871.80. IDIS did not include the amount in the program year 2012-13 program year income indicated on line 5. This should be added to line 5.

These calculations result in the adjustment on line 7 in the amount of (\$2,791.59).  
 $(\$5,663.39) + \$2,871.80 = (\$2,791.59)$ .

Line 5	\$18,057.77	
	<u>- 5,663.39</u>	
	12,394.38	
	<u>+ 2,871.80</u>	
	\$15,266.18	Actual 2012 Program Year Income

#### **Line 34 – Adjustment to Compute Total Subject to PS Cap: Adjustment is \$4,120.72**

Adjustment used to compute program income for the prior year was not computed by IDIS and reflected in the prior year program income on line 33.

#### **Line 44 – Adjustment to Compute Total Subject to PA Cap: Adjustment is (\$2,791.59).**

Adjustment to compute current year program income (See Line 7 explanation)

**PR01 – HUD Grants and Program Income**

Program	Grant Number	Authorized Amount	Amount Committed to Activities	Net Drawn Amount	Available to Commit	Available to Draw
CDBG 1989 - 2013	B89MC470009	\$386,000.00	\$386,000.00	\$386,000.00	\$0.00	\$0.00
	B90MC470009	\$378,000.00	\$378,000.00	\$378,000.00	\$0.00	\$0.00
	B91MC470009	\$422,000.00	\$422,000.00	\$422,000.00	\$0.00	\$0.00
	B92MC470009	\$441,000.00	\$441,000.00	\$441,000.00	\$0.00	\$0.00
	B93MC470009	\$565,000.00	\$565,000.00	\$565,000.00	\$0.00	\$0.00
	B94MC470009	\$614,000.00	\$614,000.00	\$614,000.00	\$0.00	\$0.00
	B95MC470009	\$619,000.00	\$619,000.00	\$619,000.00	\$0.00	\$0.00
	B96MC470009	\$612,000.00	\$612,000.00	\$612,000.00	\$0.00	\$0.00
	B97MC470009	\$608,000.00	\$608,000.00	\$608,000.00	\$0.00	\$0.00
	B98MC470009	\$578,000.00	\$578,000.00	\$578,000.00	\$0.00	\$0.00
	B99MC470009	\$581,000.00	\$581,000.00	\$581,000.00	\$0.00	\$0.00
	B00MC470009	\$591,000.00	\$591,000.00	\$591,000.00	\$0.00	\$0.00
	B01MC470009	\$619,000.00	\$619,000.00	\$619,000.00	\$0.00	\$0.00
	B02MC470009	\$624,000.00	\$624,000.00	\$624,000.00	\$0.00	\$0.00
	B03MC470009	\$728,000.00	\$728,000.00	\$728,000.00	\$0.00	\$0.00
	B04MC470009	\$722,000.00	\$722,000.00	\$722,000.00	\$0.00	\$0.00
	B05MC470009	\$690,044.00	\$690,044.00	\$690,044.00	\$0.00	\$0.00
	B06MC470009	\$626,670.00	\$626,670.00	\$626,670.00	\$0.00	\$0.00
	B07MC470009	\$635,475.00	\$635,475.00	\$635,475.00	\$0.00	\$0.00
	B08MC470009	\$623,444.00	\$623,444.00	\$623,444.00	\$0.00	\$0.00
	B09MC470009	\$641,873.00	\$641,873.00	\$641,873.00	\$0.00	\$0.00
	B10MC470009	\$700,162.00	\$700,162.00	\$700,162.00	\$0.00	\$0.00
	B11MC470009	\$589,344.00	\$589,344.00	\$589,344.00	\$0.00	\$0.00
	B12MC470009	\$673,050.00	\$591,695.07	\$561,970.10	\$81,354.93	\$111,079.90
	B13MC470009	\$772,837.00	\$0.00	\$0.00	\$772,837.00	\$772,837.00
	<b>Subtotal:</b>	<b>\$15,040,899.00</b>	<b>\$14,186,707.07</b>	<b>\$14,156,982.10</b>	<b>\$854,191.93</b>	<b>\$883,916.90</b>
Program Income 1997-2012	B97MC470009	\$2,055.83	\$2,055.83	\$2,055.83	\$0.00	\$0.00
	B98MC470009	\$30,762.64	\$30,762.64	\$30,762.64	\$0.00	\$0.00
	B99MC470009	\$19,597.69	\$19,597.69	\$19,597.69	\$0.00	\$0.00
	B00MC470009	\$53,312.29	\$53,312.29	\$53,312.29	\$0.00	\$0.00
	B01MC470009	\$52,923.56	\$52,923.56	\$52,923.56	\$0.00	\$0.00
	B02MC470009	\$92,077.16	\$92,077.16	\$92,077.16	\$0.00	\$0.00
	B03MC470009	\$63,362.14	\$63,362.14	\$63,362.14	\$0.00	\$0.00
	B04MC470009	\$97,492.43	\$97,492.43	\$97,492.43	\$0.00	\$0.00
	B05MC470009	\$91,527.68	\$91,527.68	\$91,527.68	\$0.00	\$0.00
	B06MC470009	\$91,879.66	\$91,879.66	\$91,879.66	\$0.00	\$0.00
	B07MC470009	\$31,598.74	\$31,598.74	\$31,598.74	\$0.00	\$0.00
	B08MC470009	\$38,435.91	\$38,435.91	\$38,435.91	\$0.00	\$0.00
	B09MC470009	\$35,199.13	\$35,199.13	\$35,199.13	\$0.00	\$0.00
	B10MC470009	\$87,397.07	\$87,397.07	\$87,397.07	\$0.00	\$0.00
	B11MC470009	\$31,244.32	\$31,244.32	\$31,244.32	\$0.00	\$0.00
	B12MC470009	\$15,266.18	\$15,266.18	\$15,266.18	\$0.00	\$0.00
	<b>Program Income Subtotal:</b>	<b>\$834,132.43</b>	<b>\$834,132.43</b>	<b>\$834,132.43</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTALS</b>		<b>\$16,044,347.43</b>	<b>\$15,190,155.50</b>	<b>\$15,160,430.53</b>	<b>\$854,191.93</b>	<b>\$883,916.90</b>

## PR23 – CDBG Summary of Accomplishments



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Summary of Accomplishments  
Program Year: 2012

### MURFREESBORO

#### Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Under way Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	0	\$0.00	1	\$25,000.00	1	\$25,000.00
	<b>Total Acquisition</b>	<b>0</b>	<b>\$0.00</b>	<b>1</b>	<b>\$25,000.00</b>	<b>1</b>	<b>\$25,000.00</b>
Economic Development	Micro-Enterprise Assistance (18C)	0	\$0.00	1	\$3,009.41	1	\$3,009.41
	<b>Total Economic Development</b>	<b>0</b>	<b>\$0.00</b>	<b>1</b>	<b>\$3,009.41</b>	<b>1</b>	<b>\$3,009.41</b>
Housing	Direct Homeownership Assistance (13)	0	\$0.00	1	\$142,887.22	1	\$142,887.22
	Rehab; Single-Unit Residential (14A)	1	\$2,256.50	13	\$245,911.86	14	\$248,168.36
	Rehabilitation Administration (14H)	0	\$0.00	1	\$36,209.27	1	\$36,209.27
	<b>Total Housing</b>	<b>1</b>	<b>\$2,256.50</b>	<b>15</b>	<b>\$425,008.35</b>	<b>16</b>	<b>\$427,264.85</b>
Public Services	Public Services (General) (05)	0	\$0.00	1	\$5,000.00	1	\$5,000.00
	Senior Services (05A)	0	\$0.00	1	\$6,000.00	1	\$6,000.00
	Youth Services (05D)	0	\$0.00	2	\$15,000.00	2	\$15,000.00
	Employment Training (05H)	0	\$0.00	5	\$40,000.00	5	\$40,000.00
	Child Care Services (05L)	0	\$0.00	1	\$7,500.00	1	\$7,500.00
	Health Services (05M)	0	\$0.00	2	\$19,819.00	2	\$19,819.00
	Abused and Neglected Children (05N)	0	\$0.00	1	\$7,500.00	1	\$7,500.00
	<b>Total Public Services</b>	<b>0</b>	<b>\$0.00</b>	<b>13</b>	<b>\$100,819.00</b>	<b>13</b>	<b>\$100,819.00</b>
General Administration and Planning	General Program Administration (21A)	0	\$0.00	2	\$129,245.39	2	\$129,245.39
	Fair Housing Activities (subject to 20% Admin Cap) (21D)	0	\$0.00	1	\$960.00	1	\$960.00
	<b>Total General Administration and Planning</b>	<b>0</b>	<b>\$0.00</b>	<b>3</b>	<b>\$130,205.39</b>	<b>3</b>	<b>\$130,205.39</b>
<b>Grand Total</b>		<b>1</b>	<b>\$2,256.50</b>	<b>33</b>	<b>\$684,042.15</b>	<b>34</b>	<b>\$686,298.65</b>

**CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type**

<b>Activity Group</b>	<b>Matrix Code</b>	<b>Accomplishment Type</b>	<b>Open Count</b>	<b>Completed Count</b>	<b>Program Year Totals</b>
Acquisition	Acquisition of Real Property (01)	Housing Units	0	1	1
	<b>Total Acquisition</b>		<b>0</b>	<b>1</b>	<b>1</b>
Economic Development	Micro-Enterprise Assistance (18C)	Persons	0	2	2
	<b>Total Economic Development</b>		<b>0</b>	<b>2</b>	<b>2</b>
Housing	Direct Homeownership Assistance (13)	Households	0	11	11
	Rehab; Single-Unit Residential (14A)	Housing Units	1	12	13
	Rehabilitation Administration (14H)	Housing Units	0	0	0
	<b>Total Housing</b>		<b>1</b>	<b>23</b>	<b>24</b>
Public Services	Public Services (General) (05)	Persons	0	31	31
	Senior Services (05A)	Persons	0	17	17
	Youth Services (05D)	Persons	0	331	331
	Employment Training (05H)	Persons	0	5,968	5,968
	Child Care Services (05L)	Persons	0	68	68
	Health Services (05M)	Persons	0	296	296
	Abused and Neglected Children (05N)	Persons	0	319	319
	<b>Total Public Services</b>		<b>0</b>	<b>7,030</b>	<b>7,030</b>
<b>Grand Total</b>			<b>1</b>	<b>7,056</b>	<b>7,057</b>

**CDBG Beneficiaries by Racial / Ethnic Category**

<b>Housing-Non Housing</b>	<b>Race</b>	<b>Total Persons</b>	<b>Total Hispanic Persons</b>	<b>Total Households</b>	<b>Total Hispanic Households</b>
Housing	White	0	0	18	0
	Black/African American	0	0	6	0
	<b>Total Housing</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>
Non Housing	White	2,667	58	0	0
	Black/African American	3,003	3	0	0
	Asian	39	0	0	0
	American Indian/Alaskan Native	3	0	0	0
	Black/African American & White	69	0	0	0

	Amer. Indian/Alaskan Native & Black/African Amer.	0	0	0	0
	Other multi-racial	436	16	1	0
	<b>Total Non Housing</b>	<b>6,217</b>	<b>77</b>	<b>1</b>	<b>0</b>
Grand Total	White	2,667	58	18	0
	Black/African American	3,003	3	6	0
	Asian	39	0	0	0
	American Indian/Alaskan Native	3	0	0	0
	Black/African American & White	69	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	0	0	0	0
	Other multi-racial	436	16	1	0
	<b>Total Grand Total</b>	<b>6,217</b>	<b>77</b>	<b>25</b>	<b>0</b>

**CDBG Beneficiaries by Income Category**

	<b>Income Levels</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Persons</b>
Housing	Extremely Low (<=30%)	8	0	0
	Low (>30% and <=50%)	3	0	0
	Mod (>50% and <=80%)	12	0	0
	Total Low-Mod	23	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	23	0	0
Non Housing	Extremely Low (<=30%)	0	0	5,789
	Low (>30% and <=50%)	1	0	216
	Mod (>50% and <=80%)	0	0	71
	Total Low-Mod	1	0	6,076
	Non Low-Mod (>80%)	0	0	141
	Total Beneficiaries	1	0	6,217

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## PR03 – CDBG Activity Summary Report



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Activity Summary Report (GPR) for Program Year 2012  
MURFREESBORO

<b>PGM Year:</b>	2009		
<b>Project:</b>	0003 - Homeowner Housing Rehab		
<b>IDIS Activity:</b>	269 - homeowner housing rehab 206 4th avenue		
<b>Status:</b>	Canceled 10/31/2012 5:14:57 PM	<b>Objective:</b>	Create suitable living environments
<b>Location:</b>	206 4th Ave Murfreesboro, TN 37130-4421	<b>Outcome:</b>	Affordability
		<b>Matrix Code:</b>	Rehab; Single-Unit Residential (14A)
		<b>National Objective:</b>	LMH
<b>Initial Funding Date:</b>	03/09/2010	<b>Description:</b>	
<b>Financing</b>			Inspections for residential property to be rehabed through the CDBG program. Voucher #5077850 was revised 10/31/12 moving the expenditure of 376.00 for inspections of this unit to the rehab housing program delivery cost activity, #218.
<b>Funded Amount:</b>	0.00		The homeowner determined not to proceed with completion of rehab work to the housing unit.
<b>Drawn Thru Program Year:</b>	0.00		This Activity was Cancelled in IDIS 10/31/2012.
<b>Drawn In Program Year:</b>	0.00		
<b>Proposed Accomplishments</b>			
<b>Housing Units :</b>	1		

**PGM Year:** 2011  
**Project:** 0013 - Economic Development  
**IDIS:** 332 - Microenterprise Technical Assistance/TSBDC

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 1301 E Main St Murfreesboro, TN 37132-0001

**Objective:** Create economic opportunities  
**Outcome:** Availability/accessibility  
**Matrix Code:** Micro-Enterprise Assistance (18C) **National Objective:** LMC

**Initial Funding** 02/10/2012

**Financing**

Funded Amount: 3,009.41  
 Drawn Thru Program Year: 3,009.41  
 Drawn In Program Year: 3,009.41

**Proposed Accomplishments**

People (General) : 15

**Actual Accomplishments**

**Description:**

Funding provided to pay staff time for technical assistance available to participants in the Micro-enterprise program of the City of Murfreesboro through the Community Development Department. Services are provided through the Small Business Development Center of Middle Tennessee State University. This activity will continue for the 2012-13 program year with accomplishments for persons and or businesses served accounted for in the 2012-13 program year. Originally funded with \$40,000.00 funding available for this service was reduced to \$10,000.00 in the 2012-13 program year.

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
Number assisted:								
White:	0	0	0	0	0	0	1	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>
Female-headed Households:								
Income Category:								
Extremely Low	0	0	0	0	0	0		
Low Mod	0	0	0	0	0	0		
Moderate	0	0	0	0	0	0		
Non Low Moderate	0	0	0	0	0	0		
Total	0	0	0	0	0	0		
Percent Low/Mod								
								100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	#
2011	In program year 2011-12 workshops were conducted to present micro enterprise loan information to other start up or expanding businesses. One-on-one counseling was delivered to qualified potential micro loan borrowers. Pre-loan evaluation of business practices of the clients was conducted. The service was offered through The Middle Tennessee Small Business Development Center, in support of the City's CDBG funded Micro Enterprise Loan Program. There were no invoices/charges presented to the City for payment of staff time in the 2011-12 program year. This activity will continue for the 2012-13 program year.	
2012	Technical assistance and services were administered to two individuals with interest in micro-enterprise businesses. Also, services were rendered and available for those interested and eligible for micro-enterprise services with CDBG funds.	



**PGM Year:** 2011  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 335 - Homeowner Housing Rehab\_624 N. Academy St

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 629 N Academy St Murfreesboro, TN 37130-2935

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/10/2012

**Financing**  
 Funded 78,620.13  
 Drawn Thru Program Year: 78,620.13  
 Drawn In Program Year: 75,971.00

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

**Description:**

Reconstruction of owner-occupied single family unit for low-income eligible household. This activity will be completed in the 2012-13 Program Year. This is a reconstruction of a substandard unit.

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
<i>Number assisted:</i>	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

*Income Category:*

	<b>Owner</b>	<b>Rent</b>	<b>Total</b>	<b>Person</b>
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

**Annual Accomplishments**

**Years Accomplishment Narrative**

2012 Reconstruction of a substandard housing unit began in the 2011 PY with the goal of completing the unit in the 2012-13 Program Year.

\*\*

**Project:** 0013 - Homeless Prevention  
**IDIS** 353 - Doors of Hope

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 151 Heritage Park Dr Murfreesboro, TN 37129-0505

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Public Services (General) (05) **National Objective:** LMC

**Initial Funding** 09/13/2012  
**Financing**

Funded 5,000.00  
Drawn Thru Program Year: 5,000.00  
Drawn In Program Year: 5,000.00

**Proposed Accomplishments**  
People (General) : 17

**Actual Accomplishments**

**Description:**

Assistance to pay first-month rent and/or rent and utility security deposits for female clients exiting the Rutherford County Adult Detention Center. This activity is administered by Doors of Hope.

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	30	5
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>5</b>
Female-headed Households:	0		0		0			

*Income Category:*

	<b>Owner</b>	<b>Rent</b>	<b>Total</b>	<b>Person</b>
Extremely Low	0	0	0	16
Low Mod	0	0	0	15
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	0	0	0	31
Percent				100.0%

**Annual Accomplishments**

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0012 - Acquisition  
**IDIS:** 354 - Rutherford County Habitat for Humanity

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 211 Bridge Ave Murfreesboro, TN 37129-3503

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Acquisition of Real Property (01) **National Objective:** LMH

**Initial Funding** 09/13/2012

**Financing**  
 Funded Amount: 25,000.00  
 Drawn Thru Program Year: 25,000.00  
 Drawn In Program Year: 25,000.00

### Description:

Funds for the purchase of a vacant lot to build a home for a low-mod-income eligible household through the Rutherford County Habitat for Humanity Program.

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	1	0	0	0	1	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Rente	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	CDBG funds were made available to Rutherford County Habitat for Humanity for the purchase of a residential lot. The lot was purchased and an income eligible low mod-income household assisted with the construction of the lot. The household of 4 will occupy the property by June 30, 2013.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0010 - Child Care Services  
**IDIS:** 355 - Enhanced Services

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 826 Memorial Blvd Murfreesboro, TN 37129-2738

**Objective:** Create economic opportunities  
**Outcome:** Availability/accessibility  
**Matrix Code:** Child Care Services (05L)

**National Objective:** LMC

**Initial Funding** 09/12/2012

**Financing**  
 Funded 7,500.00  
 Drawn Thru Program Year: 7,500.00  
 Drawn In Program Year: 7,500.00

**Proposed Accomplishments**  
 People (General) : 100

**Actual Accomplishments**

*Number*

*assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	42	1
Black/African American:	0	0	0	0	0	0	16	0
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	7	6
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>68</b>	<b>7</b>
Female-headed Households:	0		0		0			
<i>Income Category:</i>								
Extremely Low	0	0	0		60			
Low Mod	0	0	0		7			
Moderate	0	0	0		1			
Non Low	0	0	0		0			
Total	0	0	0		68			
Percent					100.0%			

**Annual Accomplishments**

**Years Accomplishment Narrative**

2012

#

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0009 - Youth Services  
**IDIS:** 356 - Amachi Program

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 415 N Maple St Murfreesboro, TN 37130-2831

**Objective:** Create economic opportunities  
**Outcome:** Availability/accessibility  
**Matrix Code:** Youth Services (05D)

**National Objective:** LMC

**Initial Funding** 09/12/2012

**Financing**  
 Funded 7,500.00  
 Drawn Thru Program Year: 7,500.00  
 Drawn In Program Year: 7,500.00

### Proposed Accomplishments

People (General) : 75

### Actual Accomplishments

### Description:

Children of prisoners will engage in a one-to one mentoring program to assist these disadvantaged youth succeed in school, avoid risk behaviors and develop life skills that lead to self-sufficiency. Funding will assist with staffing and outreach activities.

	Owner		Renter		Total		Person	
<i>Number assisted:</i>	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	4	2
Black/African American:	0	0	0	0	0	0	26	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>2</b>
Female-headed Households:	0		0		0			

### Income Category:

	Owner	Rent	Total	Person
Extremely Low	0	0	0	24
Low Mod	0	0	0	7
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	0	0	0	31
Percent				100.0%

### Annual Accomplishments

**Years** **Accomplishment Narrative**

2012

#

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0009 - Youth Services  
**IDIS:** 357 - Triple Play

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 820 Jones Blvd Murfreesboro, TN 37129-2382

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Youth Services (05D)

**National Objective:** LMC

**Initial Funding** 09/12/2012

**Financing**  
 Funded 7,500.00  
 Drawn Thru Program Year: 7,500.00  
 Drawn In Program Year: 7,500.00

### Proposed Accomplishments

People (General) : 300

### Actual Accomplishments

### Description:

Promoting health and wellbeing for youth with an emphasis on combatting childhood obesity. The program will engage children in physical activity and through education address nutrition, how to make smart choices for meals and snacks. Funding will assist with staff expense.

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	146	12
Black/African American:	0	0	0	0	0	0	117	0
Asian:	0	0	0	0	0	0	7	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	29	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>12</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Rent	Total	Person
Extremely Low	0	0	0	172
Low Mod	0	0	0	62
Moderate	0	0	0	2
Non Low	0	0	0	64
Total	0	0	0	300
Percent				78.7%

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	During this reporting period of July 1, 2012 to December 2012 the Program has offered health and nutrition classes, social recreation and members are learning about making healthy food choices through the Healthy Habits programming.	

<b>PGM Year:</b>	2012				
<b>Project:</b>	0008 - Elderly				
<b>IDIS</b>	358 - Adult Day Care Program				
<b>Status:</b>	Completed 6/30/2013 12:00:00 AM			<b>Objective:</b>	Create suitable living environments
<b>Location:</b>	325 Saint Clair St Murfreesboro, TN 37130-2848			<b>Outcome:</b>	Availability/accessibility
				<b>Matrix Code:</b>	Senior Services (05A)
				<b>National Objective:</b>	LMC

**Initial Funding** 09/12/2012  
**Financing**

Funded Amount: 6,000.00  
 Drawn Thru Program Year: 6,000.00  
 Drawn In Program Year: 6,000.00

**Proposed Accomplishments**  
 People (General) : 35

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	15	1
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>1</b>
Female-headed Households:	0		0		0			

*Income Category:*

	<b>Owner</b>	<b>Rente</b>	<b>Total</b>	<b>Person</b>
Extremely Low	0	0	0	3
Low Mod	0	0	0	6
Moderate	0	0	0	6
Non Low	0	0	0	2
Total	0	0	0	17
Percent				88.2%

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b>#</b>
2012	During the period of July 1, 2012 to December 31, 2013 the program offered a balanced program for each participant based on their individual needs and preferences. Program activities included: social events, physical exercise, mental exercises, games and crafts, music appreciation. The Program had 14 volunteers who put in over 507 hurs of service during this time.	

**PGM Year:** 2012  
**Project:** 0007 - Abused and Neglected Children  
**IDIS:** 359 - Supervised Visitation Program  
**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 115 Heritage Park Dr Murfreesboro, TN 37129-0529

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Abused and Neglected Children  
**National Objective:** LMC

**Initial Funding** 09/12/2012  
**Financing**

Funded Amount: 7,500.00  
 Drawn Thru Program Year: 7,500.00  
 Drawn In Program Year: 7,500.00

**Proposed Accomplishments**

People (General) : 100

**Actual Accomplishments**

**Description:**

Supervised visits between non-custodial parents and their children in the family-centered facility at the Rutherford County Exchange Club. Supervision is provided by a professionally trained staff monitor. Funds are for the expense of program staff.

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	267	8
Black/African American:	0	0	0	0	0	0	39	0
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	6	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>319</b>	<b>8</b>
Female-headed Households:	0		0		0			

*Income Category:*

	<b>Owner</b>	<b>Rente</b>	<b>Total</b>	<b>Person</b>
Extremely Low	0	0	0	149
Low Mod	0	0	0	71
Moderate	0	0	0	41
Non Low	0	0	0	58
Total	0	0	0	319
Percent				81.8%

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b>#</b>
2012	Between July 1, 2012 and December 31, 2012, the Family Center Supervised Visitation Program conducted a total of 191 safe visits with 284 hours of service provided.	



**PGM Year:** 2012  
**Project:** 0006 - Employment Training  
**IDIS:** 360 - Dropout Prevention  
**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 204 Uptown Sq Murfreesboro, TN 37129-0573  
**Objective:** Create economic opportunities  
**Outcome:** Availability/accessibility  
**Matrix Code:** Employment Training (05H) **National Objective:** LMC

**Initial Funding** 09/12/2012

**Financing**  
 Funded Amount: 8,000.00  
 Drawn Thru Program Year: 8,000.00  
 Drawn In Program Year: 8,000.00

**Proposed Accomplishments**

People (General) : 150

**Actual Accomplishments**

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	30	2
Black/African American:	0	0	0	0	0	0	21	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>2</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Rente	Total	Person
Extremely Low	0	0	0	38
Low Mod	0	0	0	10
Moderate	0	0	0	3
Non Low	0	0	0	0
Total	0	0	0	51
Percent				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	#
2012		

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0006 - Employment Training  
**IDIS** 361 - Clothing and Hygiene Program

Status: Completed 6/30/2013 12:00:00 AM  
 Location: 308 W Castle St Murfreesboro, TN 37129-3560

Objective: Create economic opportunities  
 Outcome: Availability/accessibility  
 Matrix Code: Employment Training (05H) National Objective: LMC

**Initial Funding** 09/13/2012

**Financing**  
 Funded Amount: 5,000.00  
 Drawn Thru Program Year: 5,000.00  
 Drawn In Program Year: 5,000.00

**Description:**  
 Outreach activities administered by the Journey Home include providing clothing and hygiene for low-income eligible participants.

**Proposed Accomplishments**

People (General) : 2,150

**Actual Accomplishments**

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	736	21
Black/African American:	0	0	0	0	0	0	388	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	32	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	81	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,239</b>	<b>21</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Rente	Total	Person
Extremely Low	0	0	0	1,239
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	0	0	0	1,239
Percent				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	#
2012	CDBG funds are used to partially fund the salary of one staff person administering the Clothing and Hygiene Program.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0006 - Employment Training  
**IDIS:** 362 - Franklin Heights Learning and Resource Center

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 607 Bridge Ave Murfreesboro, TN 37129-3321

**Objective:** Create economic opportunities  
**Outcome:** Availability/accessibility  
**Matrix Code:** Employment Training (05H) **National Objective:** LMC

**Initial Funding** 09/13/2012

**Financing**  
 Funded Amount: 12,000.00  
 Drawn Thru Program Year: 12,000.00  
 Drawn In Program Year: 12,000.00

### Proposed Accomplishments

People (General) : 300

### Actual Accomplishments

### Description:

Funds will be used for partial payment of the salary for a coordinator of services at the Franklin Heights Learning Center. The Center is on the campus of a 140 unit federal housing project, home to 326 people, including 114 female heads of households, many are single parents. The center offers adult education sessions, student homework help, literacy sessions and much more attributing to a goal of

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1,213	0
Black/African American:	0	0	0	0	0	0	2,252	0
Asian:	0	0	0	0	0	0	26	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	331	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,822</b>	<b>0</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Rente	Total	Person
Extremely Low	0	0	0	3,822
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	0	0	0	3,822
Percent				100.0%

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	Programs were designed, scheduled and overseen by staff of the Learning Resource Center at Franklin Heights.	

**PGM Year:** 2012

**Project:** 0005 - Health Care

**IDIS** 363 - Nurse In-home Visitation Support

**Status:** Completed 6/30/2013 12:00:00 AM

**Location:** 50 Vantage Way Nashville, TN 37228-1523

**Objective:** Create suitable living environments

**Outcome:** Availability/accessibility

**Matrix Code:** Health Services (05M)

**National Objective:** LMC

**Initial Funding** 09/13/2012

**Financing**

Funded Amount: 3,595.00

Drawn Thru Program Year: 3,595.00

Drawn In Program Year: 3,595.00

**Description:**

Funding will pay staff for in-home visitation support services of at-risk households with medically fragile infants.

**Proposed Accomplishments**

People (General) : 71

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	19	4
Black/African American:	0	0	0	0	0	0	6	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>4</b>
Female-headed Households:	0		0		0			

*Income Category:*

	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>
Extremely Low	0	0	0	14
Low Mod	0	0	0	4
Moderate	0	0	0	4
Non Low Moderate	0	0	0	6
Total	0	0	0	28
Percent Low/Mod				78.6%

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b>#</b>
2012	During the period of July 1, 2012 to December 31, 2013 the Program served 12 families and a total of 28 people with CDBG funding. All families served aare receiving education on safe sleep practices, CPR and choking educaiton. Also Nurturing Parenting philosophy , a nationally known philosophy was added to the program. This allows the nurse to identify and address parenting behaviors that lead to child abuse and neglect.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0005 - Health Care  
**IDIS** 364 - Hope II at Franklin Heights

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 317D January St Murfreesboro, TN 37129-3327

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Health Services (05M)

**National Objective:** LMC

**Initial Funding** 09/13/2012  
**Financing**

Funded Amount: 16,224.00  
 Drawn Thru Program Year: 16,224.00  
 Drawn In Program Year: 16,224.00

### Description:

Staff time will be funded for the provision of health care services at this satellite clinic for the at-risk and underserved in the community.

### Proposed Accomplishments

People (General) : 275

### Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	148	1
Black/African American:	0	0	0	0	0	0	109	3
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	11	10
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>268</b>	<b>14</b>
Female-headed Households:	0		0		0			
<b>Income Category:</b>								
Extremely Low	0	0	0		211			
Low Mod	0	0	0		34			
Moderate	0	0	0		12			
Non Low	0	0	0		11			
Total	0	0	0		268			
Percent					95.9%			

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	From July 1, 2012 to January 2013 Hope 11 has established 14 new patients while continuing to provide regular primary care for 187 established patients. The Clinic continues to focus on improvement and expansion of Hopell, the satellite location inside the Murfreesboro Housing Authority's Franklin Heights development. An outreach campaign designed to increase awareness of the services offered at Hopell began in the fall of 2012.	

**PGM Year:** 2012

**Project:** 0004 - Literacy

**IDIS** 365 - Literacy Matters to Patterson

**Status:** Completed 6/30/2013 12:00:00 AM

**Location:** 521 Mercury Blvd Murfreesboro, TN 37130-4814

**Objective:** Create economic opportunities

**Outcome:** Sustainability

**Matrix Code:** Employment Training (05H)

**National Objective:** LMA

**Initial Funding** 02/14/2013

**Financing**

Funded Amount: 7,500.00

Drawn Thru Program Year: 7,500.00

Drawn In Program Year: 7,500.00

**Description:**

Funding will help pay the salary of the program coordinator for the Literacy Matters to Patterson program focused on the Patterson Park community in Census Tract 419.

**Proposed Accomplishments**

People (General) : 1,200

Total Population in Service Area: 815

Census Tract Percent Low / Mod: 76.60

**Annual Accomplishments**

Years	Accomplishment Narrative	Benefitti
2012	This program carried out in the greater Patterson Park area continues to go well due to strong and supportive collaborations available to create programming and events. 1,674 people participated in direct programming from Read To Succeed, related to promoting literacy.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0004 - Literacy  
**IDIS** 366 - Franklin Heights Financial Literacy Program  
**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 607 Bridge Ave Murfreesboro, TN 37129-3321

**Objective:** Create economic opportunities  
**Outcome:** Sustainability  
**Matrix Code:** Employment Training (05H)

**National Objective:** LMC

**Initial Funding** 09/13/2012

### Financing

Funded Amount: 7,500.00  
 Drawn Thru Program Year: 7,500.00  
 Drawn In Program Year: 7,500.00

### Proposed Accomplishments

People (General) : 75

### Actual Accomplishments

### Description:

A financial literacy program offering both group sessions and one-on-one sessions for participants at the Learning and Resource Center at Franklin Heights (federally funded housing). Funding will defray the cost of staff for the program.

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	16	1
Black/African American:	0	0	0	0	0	0	25	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>41</b>	<b>1</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Rente	Total	Person
Extremely Low	0	0	0	41
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	0	0	0	41
Percent				100.0%

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012		

## City of Murfreesboro, Tennessee

**PGM Year:** 2012

**Project:** 0003 - Homeownership Assistance Direct

**IDIS** 367 - Affordable Housing Assistance

**Status:** Completed 6/30/2013 12:00:00 AM

**Location:** 211 Bridge Ave Murfreesboro, TN 37129-3503

**Objective:** Provide decent affordable housing

**Outcome:** Affordability

**Matrix Code:** Direct Homeownership Assistance

**National Objective:** LMH

**Initial Funding** 09/13/2012

### Financing

Funded Amount: 142,887.22

Drawn Thru Program Year: 142,887.22

Drawn In Program Year: 142,887.22

### Proposed Accomplishments

Households (General) : 14

### Actual Accomplishments

#### Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispa	Total	Hispa	Total	Hispanic	Total	Hispanic
White:	10	0	0	0	10	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	2		0		2			

#### Income Category:

	Owner	Rente	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	10	0	10	0
Non Low	0	0	0	0
<b>Total</b>	<b>11</b>	<b>0</b>	<b>11</b>	<b>0</b>
Percent	100.0%		100.0%	

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	Affordable Housing Assistance Program offering principal reduction and closing cost assistance to CDBG eligible first-time homebuyers in the City of Murfreesboro. This program helps with the initial cost of a home purchase for low-mod eligible participants. This program year 11 households were served.	



## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 368 - Program Delivery Cost/Rehab

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 211 Bridge Ave Murfreesboro, TN 37129-3503

**Objective:** Provide decent affordable housing  
**Outcome:** Affordability  
**Matrix Code:** Rehabilitation Administration (14H) **National Objective:** LMH

**Initial Funding** 09/13/2012

**Financing**  
 Funded Amount: 36,209.27  
 Drawn Thru Program Year: 36,209.27  
 Drawn In Program Year: 36,209.27

**Description:**  
 Administrative cost for the single-family, owner-occupied, housing rehab program.

### Proposed Accomplishments

### Actual Accomplishments

Number Assisted	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Female-headed Households:

Income Category:

	Owner	Rente	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	0	0	0	0
Percent				

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	This activity was for the staff administration of the single-family rehab program. Other expenses paid from this activity were for some of the soft cost associated with the rehab program.	

**PGM Year:** 2012  
**Project:** 0001 - Administration/General Community Development  
**IDIS** 369 - General Administration

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** ,

**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration **National Objective:**

**Initial Funding** 09/13/2012  
**Financing**  
 Funded Amount: 129,245.39  
 Drawn Thru Program Year: 129,245.39  
 Drawn In Program Year: 129,245.39

**Description:**  
 Expenditures for general administration of the Community Development Block Grant.

**Proposed Accomplishments**  
**Actual Accomplishments**

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
<i>Number assisted:</i>	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:					0			

*Income Category:*

	<b>Owner</b>	<b>Rente</b>	<b>Total</b>	<b>Person</b>
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low			0	
Total	0	0	0	0
Percent				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

**PGM Year:** 2012  
**Project:** 0001 - Administration/General Community Development  
**IDIS** 370 - Homeless Management Information System

**Status:** Canceled 7/3/2013 11:20:44 AM  
**Location:** ,

**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration **National Objective:**

**Initial Funding** 09/13/2012

**Financing**  
 Funded Amount: 0.00  
 Drawn Thru Program Year: 0.00  
 Drawn In Program Year: 0.00

**Description:**  
 Funding available to pay the required fee for the use of the Homeless Management Information System (HMIS, a requirement of HUD, for the Continuum of Care. Billing for this activity was delayed. The Activity is to be canceled for this 2012 Program Year. It will be funded in the 2013-14 Program Year as approved by City Council and detailed in the Action Plan.

**Proposed Accomplishments**

**Actual Accomplishments**

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:					0			

Income Category:	Owner	Rente	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low			0	
Total	0	0	0	0
Percent				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 371 - 315 Eventide

**Status:** Completed 5/29/2013 12:00:00 AM  
**Location:** 315 Eventide Dr Murfreesboro, TN 37130-2126

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/26/2013

### Financing

Funded Amount: 17,785.00  
 Drawn Thru Program Year: 17,785.00  
 Drawn In Program Year: 17,785.00

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

### Description:

Rehab of single family, owner occupied unit. Household is income eligible and will receive financial and home maintenance counseling as part of the rehab program requirement.

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Rente	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	Rehab of single family, owner occupied unit of eligible household.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 372 - Homeowner Rehab\_107 February St

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 107 February St Murfreesboro, TN 37129-3471

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/19/2013

**Financing**  
 Funded Amount: 72,974.76  
 Drawn Thru Program Year: 72,974.76  
 Drawn In Program Year: 72,974.76

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

### Description:

Reconstruction of eligible single family unit for owner occupied income eligible household. Homeown did receive financial and home maintenance counseling as required by the program

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

Female-headed Households:

Income Category:	Owner	Rente	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	Reconstruction through the Rehab Program of single family, owner occupied unit for an income eligible household.	

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 373 - Homeowner Housing Rehab\_1907 Fowler St

**Status:** Completed 5/29/2013 12:00:00 AM  
**Location:** 1907 Fowler St Murfreesboro, TN 37130-5320

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/19/2013

**Financing**

Funded Amount: 11,591.10  
 Drawn Thru Program Year: 11,591.10  
 Drawn In Program Year: 11,591.10

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

**Description:**

Rehab of single family owner occupied unit. Household did receive financial and home maintenance counseling as part of the program.

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
<i>Number assisted:</i>								
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			
Income Category:	<b>Owner</b>	<b>Rente</b>	<b>Total</b>	<b>Person</b>				
Extremely Low	0	0	0	0				
Low Mod	0	0	0	0				
Moderate	1	0	1	0				
Non Low	0	0	0	0				
Total	1	0	1	0				
Percent	100.0%		100.0%					

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b>#</b>
2012	Rehab of single family, owner occupied unit of income eligible household.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 374 - Homeowner Housing Rehab\_1807 Cypress Dr

**Status:** Completed 5/29/2013 12:00:00 AM  
**Location:** 1807 Cypress Dr Murfreesboro, TN 37130-5375

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/11/2013

### Financing

Funded Amount: 24,666.00  
 Drawn Thru Program Year: 24,666.00  
 Drawn In Program Year: 24,666.00

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	1		0		1			

Income Category:	Owner	Rente	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	Single family, owner occupied rehab for an income eligible household. The homeowner did receive homeowner counseling as part of the rehab services.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 375 - Homeowner Housing Rehab 116 February St

**Status:** Completed 5/29/2013 12:00:00 AM  
**Location:** 116 February St Murfreesboro, TN 37129-3417

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/11/2013

### Financing

Funded Amount: 562.00  
 Drawn Thru Program Year: 562.00  
 Drawn In Program Year: 562.00

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

	Owner		Renter		Total		Person	
Number assisted:	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

Income Category:	Owner	Rente	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	Rehab service of removing a dead tree posing a hazard to the housing unit and occupant. This was an owner occupied unit.	



## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0011 - Administration/Fair Housing Activities  
**IDIS** 376 - Fair Housing Matters Conference

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** ,

**Objective:**  
**Outcome:**  
**Matrix Code:** Fair Housing Activities (subject to **National Objective:**

**Initial Funding** 02/12/2013

### Financing

Funded Amount: 960.00  
 Drawn Thru Program Year: 960.00  
 Drawn In Program Year: 960.00

### Proposed Accomplishments

### Actual Accomplishments

### Description:

Funding will assist with an annual conference offering fair housing information. The Tennessee State-Wide Housing Matters Conference is sponsored by the City of Murfreesboro through the Community Development Departments CDBG funds, Nashville's Metropolitan Development Agency, Tennessee Fair Housing Council, West Tennessee Legal Services and several Tennessee State Agencies and State Departments.

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
<i>Number assisted:</i>								
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:					0			
<b>Income Category:</b>	<b>Owner</b>	<b>Rente</b>	<b>Total</b>	<b>Person</b>				
Extremely Low			0					
Low Mod			0					
Moderate			0					
Non Low			0					
Total	0	0	0	0				
Percent								

### Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 377 - Homeowner Housing Rehab 910 Smith St

**Status:** Completed 6/30/2013 12:00:00 AM  
**Location:** 910 Smith St Murfreesboro, TN 37129-3448

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential **National Objective:** LMH

**Initial Funding** 02/25/2013

**Financing**  
 Funded Amount: 200.00  
 Drawn Thru Program Year: 200.00  
 Drawn In Program Year: 200.00

**Description:**  
 Removal of a tree posing a danger to a single family, owner occupied unit of an income eligible household.

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
<i>Number assisted:</i>	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

<i>Income Category:</i>	<b>Owner</b>	<b>Rente</b>	<b>Total</b>	<b>Person</b>
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b>#</b>
2012	Removed a dead tree posing a danger to the single family owner occupied unit. Homeowner was income eligible for the rehab program.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 378 - Homeowner Housing Rehab 1202 Taylor Place

**Status:** Completed 5/29/2013 12:00:00 AM  
**Location:** 1202 Taylor Pl Murfreesboro, TN 37129-2019

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/26/2013

### Financing

Funded Amount: 10,771.00  
 Drawn Thru Program Year: 10,771.00  
 Drawn In Program Year: 10,771.00

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

Income Category:	Owner	Rente	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	Rehab of a single family unit for income eligible household. The owner did receive homeowner counseling as part of the rehab service.	

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 379 - Homeowner Housing Rehab 2027 Olympia Place

**Status:** Completed 5/29/2013 12:00:00 AM  
**Location:** 2027 Olympia Pl Murfreesboro, TN 37130-5355

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential **National Objective:** LMH

**Initial Funding** 02/26/2013

**Financing**

Funded Amount: 19,089.00  
 Drawn Thru Program Year: 19,089.00  
 Drawn In Program Year: 19,089.00

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
<i>Number assisted:</i>	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

Female-headed Households:

1 0 1

Income Category:

	<b>Owner</b>	<b>Rente</b>	<b>Total</b>	<b>Person</b>
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b>#</b>
2012	Rehab of single family, owner occupied unit of low-moderate income eligible household.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 380 - Homeowner Housing Rehab 1614 Diana St

**Status:** Completed 5/29/2013 12:00:00 AM  
**Location:** 1614 Diana St Murfreesboro, TN 37130-6004

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/25/2013

### Financing

Funded Amount: 4,250.00  
 Drawn Thru Program Year: 4,250.00  
 Drawn In Program Year: 4,250.00

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

### Description:

Rehab of single family owner occupied eligible housing unit for eligible low mod-income household. This was a sewer tap activity through the housing rehab program.

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
<i>Number assisted:</i>								
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			
<i>Income Category:</i>	<b>Owner</b>	<b>Rente</b>	<b>Total</b>	<b>Person</b>				
Extremely Low	1	0	1	0				
Low Mod	0	0	0	0				
Moderate	0	0	0	0				
Non Low	0	0	0	0				
Total	1	0	1	0				
Percent	100.0%		100.0%					

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	The property was not connected to the City sewer system causing an unsanitary condition at the home. Rehab successfully connected the property to the sewer system.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 381 - Homeowner Housing Rehab 540 Bridge Ave

**Status:** Completed 5/29/2013 12:00:00 AM  
**Location:** 540 Bridge Ave Murfreesboro, TN 37129-3413

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/25/2013

### Financing

**Funded Amount:** 962.00  
**Drawn Thru Program Year:** 962.00  
**Drawn In Program Year:** 962.00

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
<i>Number assisted:</i>	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	1		0		1			
<b>Income Category:</b>	<b>Owner</b>	<b>Rente</b>	<b>Total</b>	<b>Person</b>				
Extremely Low	1	0	1	0				
Low Mod	0	0	0	0				
Moderate	0	0	0	0				
Non Low	0	0	0	0				
Total	1	0	1	0				
Percent	100.0%		100.0%					

### Annual Accomplishments

<b>Years</b>	<b>Accomplishment Narrative</b>	<b>#</b>
2012	Removed a dead tree posing a danger to the single family, owner occupied unit.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 382 - Homeowner Housing Rehab 1544 Boone Court

**Status:** Completed 5/29/2013 12:00:00 AM  
**Location:** 1544 Boone Ct Murfreesboro, TN 37130-5032

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential  
**National Objective:** LMH

**Initial Funding** 02/25/2013

### Financing

Funded Amount: 7,090.00  
 Drawn Thru Program Year: 7,090.00  
 Drawn In Program Year: 7,090.00

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	1		0		1			

Income Category:	Owner	Rente	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

### Annual Accomplishments

Years	Accomplishment Narrative	#
2012	Assistance through the rehab program as an emergency repair to replace HVAC system.	

## City of Murfreesboro, Tennessee

**PGM Year:** 2012  
**Project:** 0002 - Homeowner Housing Rehab  
**IDIS** 383 - Homeowner Housing Rehab 521 E Castle St

**Status:** Open  
**Location:** 521 E Castle St Murfreesboro, TN 37130-4310

**Objective:** Create suitable living environments  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential

**National Objective:** LMH

**Initial Funding** 07/03/2013

### Financing

**Funded Amount:** 31,981.47  
**Drawn Thru Program Year:** 2,256.50  
**Drawn In Program Year:** 2,256.50

### Proposed Accomplishments

Housing Units : 1

### Actual Accomplishments

### Description:

Reconstruction of single family, owner occupied unit. Household is income eligible. This rehab activity will begin in the 2012-13 program year and be completed in the 2013-14 program year. Accomplishment data will be reported in the 2013-14 program year. This reconstruct will be funded with CDBG and HOME funds (HOME funds from Tennessee Housing Development Agency, State of Tennessee). \$30,000.00 was transferred from the Affordable Housing Assistance Activity #367 to this Rehab Activity in the 2012 Program with City Council approval.

	Owner		Renter		Total		Person	
Number assisted:	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

### Income Category:

	Owner	Rental	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low	0	0	0	0
Total	1	0	1	0
Percent	100.0%		100.0%	

### Annual Accomplishments

Years	Accomplishment Narrative	#
2013	The reconstructin is to be completed in the 2013 PY. Accomplishment data will be in the 2013 PY reporting. Funding is from the 2012 and 2013 program year budget. Funds were transferred from Affordable Housing Assistance proram (\$30,000.00) to partially fund this rehab activity. Homeowner is low-mod income and home is substandard. As of August 8, 2013 the original unit has been demolished and reconstruction will begin as weather permits.	

**Total Funded Amount:** \$718,672.75  
**Total Drawn Thru Program Year:** \$688,947.78  
**Total Drawn in Program Year:** \$686,298.65



## HUD CDBG Monitoring Report



U. S. Department of Housing and Urban Development

Knoxville Field Office, Region IV  
John J. Duncan Federal Building  
710 Locust Street, Suite 300  
Knoxville, Tennessee 37902-2526

June 28, 2013

John Callow, Director  
Community Development Department  
211 Bridge Avenue  
Murfreesboro, TN 37130

Dear Mr. Callow:

SUBJECT: City of Murfreesboro Monitoring Report - Community Development Block Grant (CDBG), B-11-MC-47-0009 and CDBG Recovery Program (CDBG-R) B-09-MY-47-0009

This letter provides you with the results of the May 15 - 17, 2013, onsite review of the above referenced grants. I would like to take this opportunity to thank you and your staff for the time and consideration shown to Ina Lane, Community Planning and Development Representative, during the monitoring review.

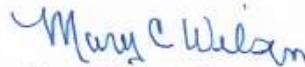
The purpose of the monitoring review was to examine the management and oversight of the programs funded by the U.S. Department of Housing and Urban Development (HUD). Under the CDBG Program, the reviewer monitored the following areas: management and oversight areas of progress, and record keeping; high risk/functional area of housing rehabilitation; and eligibility areas of national objectives and eligible activity/cost. Under the CDBG-R Program, the review included grant management/progress and eligibility/national objective compliance. In addition, a limited review of compliance with the Section 504 Civil Rights requirements was conducted, as well as a review of compliance with the Lead-Based Paint requirements. The reviewer also conducted site visits to a limited number of housing units completed under the Housing Rehabilitation/Reconstruction Program.

From the review, the City was found to be carrying out a successful CDBG Program, in addition to completing all CDBG-R activities in a timely manner. Enclosed is the monitoring report which will provide a detailed discussion of the review.

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We commend you and your staff, especially Ms. Pope, on the progress that has been made with the Housing Rehabilitation/Reconstruction program and other CDBG activities. If there is reason to believe the results of the monitoring review are factually incorrect, or if there is other information that should be considered, please contact this Office within 30 days of the date of this letter. If you have any questions, please contact me at (865) 545-4391.

Very sincerely yours,



Mary C. Wilson, Director  
Office of Community Planning  
and Development

Enclosure

cc:

Honorable Tommy Bragg  
Mayor, City of Murfreesboro  
Patty Pope, Grant Administrator  
Community Development Department

## THDA HOME Monitoring Report



Tennessee Housing Development Agency  
404 James Robertson Parkway, Suite 1200  
Nashville, TN 37243-0900  
(615) 815-2200

Bill Haslam  
Governor

Ralph M. Perrey  
Executive Director

August 15, 2013

The Honorable Tommy Bragg  
Mayor, City of Murfreesboro  
P.O. Box 1139  
111 West Vine Street  
Murfreesboro, Tennessee 37133-1139

Dear Mayor Bragg:

My staff completed an in-house closeout review of your 2010 HOME project. The primary purpose of the review is to ensure that the project is complete and in compliance with applicable State and Federal regulations. The review consists of reviewing Agency records, the results of the monitoring visit and the closeout report. The following is a summary of our closing review:

### EQUAL OPPORTUNITY/FAIR HOUSING

The equal opportunity section of your project was reviewed and found to be in compliance with HOME regulations. Evidence was also on file that the projects were publicly bid with efforts to encourage participation by minority- and female-owned firms.

### DRUG-FREE WORKPLACE

You had established a drug-free work place policy and documentation was on file.

### ACQUISITION

There was no acquisition involved in this project.

### RELOCATION

There was no relocation involved in this project.

THDA is an equal opportunity, equal access, affirmative action employer.  
Telecommunications Device for the Deaf (615) 532-2894

The Honorable Tommy Bragg  
August 15, 2013  
Page 2

#### HOUSING REHABILITATION

My staff reviewed the housing rehabilitation case files. The appropriate procedures were followed and documentation was on file. Inspections were completed on a timely basis. The subsidy level was within the program guidelines, and the after rehabilitation value of the home was within the area median sales price limits.

#### ENVIRONMENTAL REVIEW RECORD

The Statutory Checklist and Finding of Categorical Exclusion for an Unspecified Site Strategy were submitted to THDA on July 30, 2010. THDA concurred with this determination and forwarded a Notice of Removal of Grant Conditions on August 16, 2010. A site specific checklist was submitted for each of the rehabilitated units.

#### LABOR

The Davis-Bacon wage rates did not apply to projects in your HOME program.

#### RECORDKEEPING

It was observed that you have established an adequate filing system. All documentation was readily accessible.


All of the records for this program should be kept for a period of not less than five years after project completion date, and is still subject to audit by HUD, the Comptroller's Office or THDA's Internal Audit Division. In addition, records involving any legal actions should be retained until completion, even if later than the five year period. Project records insuring affordability periods must also be retained for five years after the affordability period terminates. Records covering displacements and acquisition must be retained for five years after receipt of the final payment by the affected individual.

#### PROJECT SITE VISIT

Site visits were made to two houses during the monitoring visit. The completed work appeared to be satisfactory and consistent with the contract and work write-up.

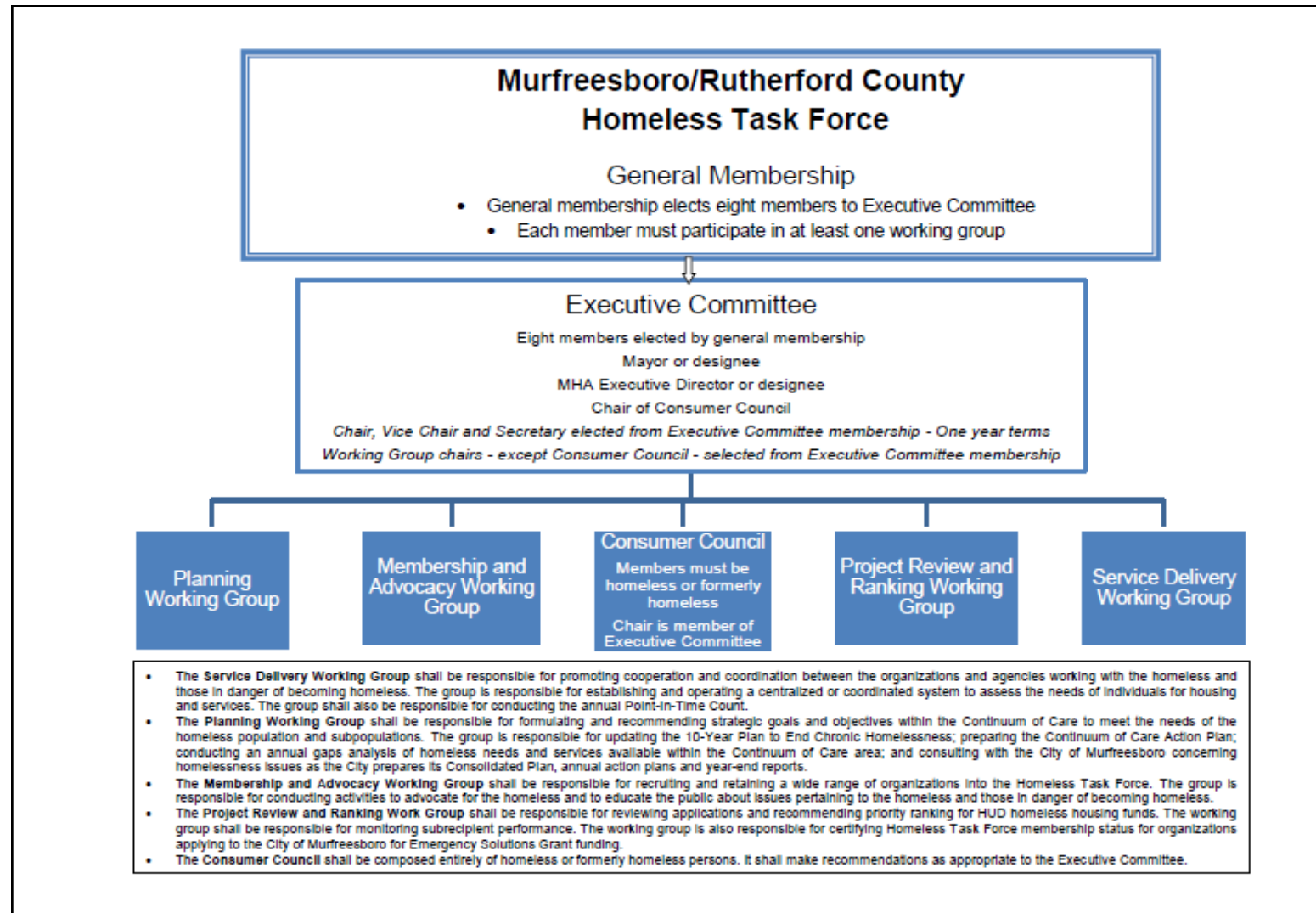
We are enclosing a certificate of recognition to express our appreciation and to acknowledge your effort in addressing the housing needs of low income people.

Sincerely,

  
Coralee Holloway  
Director, Community Programs

cc: John Callow, Community Development Director

## Homeless Task Force Organizational Structure



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